



**PLANNING AND DEVELOPMENT
REGULAR MEETING AGENDA
JANUARY 2, 2024
6:00 P.M.
CITY COUNCIL CHAMBERS**

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

- 1 Call to Order**
- 2 Pledge of Allegiance**
- 3 Approve Agenda**
- 4 Public Opportunity to speak on Agenda items**
- 5 Consent Agenda**
 5. 1. Approval of Planning Board Meeting Minutes - 11/06/2023
- 6 Ordinance on 1st reading/ Public Hearing**
 6. 1. Ord. 1959 - Crosson Street Comprehensive Plan Amendment
 6. 2. Ord. 1960 - Crosson Street Rezoning
 6. 3. Ord. 1961 - LDC Amendment
- 7 Ordinances**
- 8 Final Plats and PUDS**
- 9 Special Exceptions, Variances, Vacations and Appeals**
- 10 Action Items**
 10. 1. Preliminary Plat: Old Bethel Road Subdivision
- 11 Comments from the Audience**
- 12 Director Report**
 12. 1. Director Update
- 13 City Manager Comments**
 13. 1. City Manager Presentation - City Council Vision and Strategic Plan

14 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 option 2 within 48 hours of the scheduled meeting.



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: January 2, 2024

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 1/2/2024
SUBJECT: 1. Approval of Planning Board Meeting Minutes - 11/06/2023

BACKGROUND:

The routine approval of the past meeting minutes.

DISCUSSION:

The draft minutes were distributed 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 minutes of November 6, 2023.

Attachments

1. 11062023 Planning Development Board Draft Minutes

**Planning and Development Board
Regular Meeting
Minutes
November 6, 2023
6:00 p.m.
Council Chambers**

1 Call to Order

Chair M. Roy called the Regular Meeting of the Crestview Planning and Development Board to order at 6:00 p.m. Members present: Mr. Follmar, Mr. Hayes, Mr. Gilbert, Mr. Frost, Mr. Medlock. Also present were Deputy City Clerk Natasha Peacock and staff members. Mr. Werth was absent from this meeting.

2 Pledge of Allegiance

The pledge of allegiance was led by Chair M. Roy.

3 Approve Agenda

Chair M. Roy requested a motion to move Item 9.1 Williams Way Variance to Item 4.

The motion made by Mr. Frost to move Item 9.1 Williams Way Variance to Item 4. Seconded by Mr. Hayes.

Roll Call: Ayes: Mr. Gilbert, Mr. Follmar, Mr. Hayes, Mr. Frost, Mr. Medlock. Nays: none, motion passed.

Chair M. Roy called for action on approving the Agenda.

A motion was made by Mr. Hayes to approve the Agenda. Seconded by Mr. Follmar.

Roll Call: Ayes: Mr. Gilbert, Mr. Follmar, Mr. Hayes, Mr. Frost, Mr. Medlock. Nays: none, motion passed.

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

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

A motion was made by Mr. Hayes to approve the Consent Agenda. Seconded by Mr. Follmar.

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

5. Approval of the October 2, 2023 PDB Regular Meeting Minutes.

6 Ordinance on 1st reading/ Public Hearing

6. 1. Ordinance 1953 Lee Avenue Comprehensive Plan Amendment

Planning Administrator N. Schwendt reviewed the necessary information concerning the property and presented Ordinance 1953 to the Planning Board. On September 16, 2023, staff received an application to amend the comprehensive plan and zoning designations for property located at 602 Lee Avenue. The subject property is currently located within the city limits of Crestview with a future land use and zoning designation of Residential (R) and Single and Multi-Family Density Dwelling District (R-3), respectively. The application requests the Mixed-Use (MU) future land use designation for the property. The request for a comprehensive plan amendment will be presented to

the City Council via Ordinance 1953 on November 13, 2023, for the first reading. The subject property is currently being developed for residential use and a development application has not been submitted. Based on the requested land-use and zoning designations, the property use could continue as a residence or be developed for light commercial use.

Deputy City Clerk N. Peacock read Ordinance 1953 by title: ORDINANCE: 1953 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 RESIDENTIAL (R) TO MIXED-USE (MU) ON APPROXIMATELY 0.40 ACRES, MORE OR LESS, IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

Chair M. Roy asked for comment from the Board and the Public.

Ms. Paula of 5831 Bartow Way informed the Board that she would like to build a duplex on the property.

Chair M. Roy called for action.

The motion made by Mr. Hayes to approve Ordinance 1953 for City Council approval. Seconded by Mr. Follmar.

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

6. 2. Ordinance 1954 Lee Avenue Rezoning

Planning Administrator N. Schwendt reviewed the necessary information concerning the property and presented Ordinance 1954 to the Planning Board.

Deputy City Clerk N. Peacock read Ordinance 1954 by title: ORDINANCE: 1954 AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 0.40 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE SINGLE AND MULTI-FAMILY DENSITY DWELLING DISTRICT (R-3) ZONING DISTRICT TO THE MIXED-USE (MU) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

Chair M. Roy asked for comment from the Board and the Public. There were none.

Chair M. Roy called for action.

The motion made by Mr. Hayes to approve Ordinance 1954 for City Council approval. Seconded by Mr. Follmar.

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

6. 3. Ordinance 1955 North Avenue East Comprehensive Plan Amendment

Planning Administrator N. Schwendt reviewed the necessary information concerning the property and presented Ordinance 1955 to the Planning Board. On October 4, 2023, staff received an application to annex and amend the comprehensive plan and zoning designations for property located on North Avenue East. The subject property is currently located within the city limits of Crestview with a future land use and zoning designation of Public Lands (PL). The application requests the Mixed-Use (MU) future land use designation for the property. The request for a comprehensive plan amendment will be presented to the City Council via Ordinance 1955 on November 13, 2023, for the first reading. The subject property is currently being developed for recreational use and a development application has not been submitted.

Deputy City Clerk N. Peacock read Ordinance 1955: ORDINANCE: 1955 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 PUBLIC LANDS (PL) TO MIXED-USE (MU) ON APPROXIMATELY 5.45 ACRES, MORE OR LESS, IN SECTION 7, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

Chair M. Roy asked for comment from the Board and the Public.

Mr. Hayes inquired about the agreement with the Air Force base.

Chair M. Roy called for action.

The motion made by Mr. Hayes to approve Ordinance 1955 for City Council approval. Seconded by Mr. Follmar.

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

6. 4. Ordinance 1956 North Avenue East Rezoning

Planning Administrator N. Schwendt reviewed the necessary information concerning the property and presented Ordinance 1956 to the Planning Board.

Deputy City Clerk N. Peacock read Ordinance 1956 by title: ORDINANCE: 1956 AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 5.45 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 7, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE PUBLIC LANDS (PL) ZONING DISTRICT TO THE PLANNED UNIT DEVELOPMENT (PUD) 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 asked for comment from the Board and the Public. Chair M. Roy called for action.

The motion made by Mr. Follmar to approve Ordinance 1956 for City Council approval. Seconded by Mr. Hayes.

Roll Call: Ayes: Mr. Follmar, Mr. Hayes, Mr. Roy, Mr. Medlock, Mr. Gilbert, Mr. Frost. Nays:.

7 Ordinances

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

9. 1. Williams Way Variance

City Attorney Mr. Holloway administered a swearing-in for those speaking for or against this item, the board and Mr. Schwendt. He also informed the board that they would need to disclose whether they have visited the site or have received comments from the public regarding the site.

Chair M. Roy stated that he did state that he visited the site.

Planning Administrator N. Schwendt stated the Land Development Code, Section 3.04.03, requires a variance through the Board of Adjustment to split any lot in a platted recorded subdivision which was recorded after March 11, 1974, which is the date on which technical review of plats began in our area pursuant to Chapter 177 of the Florida Statutes, established in 1971. Staff finds that the requested variance meets the following requirements of Section 9.02.02 of the Land Development Code. The staff finds that the resulting lots will be compliant with the LDC standards for the R-1 zoning district, Foxwood Overlay District, and the Comprehensive Plan standards for the Residential future land use designation. Staff respectfully requests a motion to approve the variance for the proposed lot split and execute the attached order.

Chair M. Roy asked for comment from the Public.

The City Attorney swore in Mr. Devin Jones, the developer/applicant.

Mr. Devin Jones, Developer spoke to the board about the variance before them. He stated that as a developer who specializes in building affordable housing. Mr. Jones owns the lots in question and by approving this split it will assist in the building of affordable homes.

Mr. Rich Mentlick of 202 Country Club, spoke about his concerns about splitting the two lots is the esthetics of placing four homes between the two lots. He was not for the approval of the variance.

Mr. James Nichols, 105 Wedgewood Court, spoke about the appearance of the neighborhood and does not think that approving the variance will add to the esthetics of the subdivision.

Ms. Christina Black, owner of 201 Country Club Drive, spoke against the approval of the variance.

Mr. Nolan Walker of 103 Wedgewood Court spoke against the approval of the variance.

Ms. Audrey McWaters of 112 Par Court stated that affordable housing does not belong on a golf course.

Mr. Devin Jones, the developer, informed the board that the homes will be a total of 2400 square feet. They will be affordable but not for low-income housing. He plans to match the aesthetic of the neighborhood.

A brief discussion ensued.

Chair M. Roy called for action.

The motion made by Mr. Follmar approved the Williams Way Variance. Seconded by Mr. Gilbert.
Roll call: Ayes: Mr. Follmar, Mr. Gilbert. Nays: Mr. Roy, Mr. Frost, Mr. Hayes, motion failed.

10 Action Items

10. 1. Eden Lake Subdivision Preliminary Plat

Planning Administrator N. Schwendt presented the board with information pertaining to a proposed subdivision. This subdivision is proposed to the southeast of the intersection of Highway 90 and Victory Lane, east of Twin Hills Park, with a connection to Victory Lane to its west, and secondary emergency access to Highway 90 to the north. The subdivision proposes 187 lots across 47.48 acres, resulting in a gross density of approximately 3.93 units per acre, which is allowable per the applicable zoning and future land use requirements. Any minor comments that are outstanding will not affect the layout or scope proposed in the preliminary plat document. Should there be any changes to this document that affect the layout or scope proposed, it will be brought back for review.

Chair M. Roy asked for comment from the Board.

Mr. Follmar asked if there were any plans for improvement of the entrance/exit. Mr. Schwendt answered that there was not enough information in the traffic study provided by the developer to make an improvement.

Chair M. Roy asked for comment from the Public. There were none.

Chair M. Roy called for action.

The motion made by Mr. Hayes to approve the Eden Lake Subdivision Preliminary Plat for Council approval. Seconded by Mr. Follmar.

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

10. 2. Eagle View Subdivision Preliminary Plat

Planning Administrator N. Schwendt presented the board with information pertaining to a proposed subdivision. Staff received the initial application for the Eagle View subdivision on December 1st, 2022. It has since gone through staff review and all major comments have been addressed. The remaining comments are minor and will not affect the overall layout and scope proposed in the provided preliminary plat documents. This subdivision is proposed along Lindley Road, east of Sioux Circle, with multiple connections to Lindley Road and interconnectivity throughout. The subdivision proposes 194 lots across 186.48 acres, resulting in a gross density of approximately 1.04 units per acre, which is allowable per the applicable zoning and future land use requirements. Any minor comments that are outstanding will not affect the layout or scope proposed in the preliminary plat document. Should there be any changes to this document that affect the layout or scope

proposed, it will be brought back for review.

Chair M. Roy asked for comment from the Board.

Mr. Medlock asked for a correction to direction.

Chair M. Roy asked for comment from the Public. There were none.

Chair M. Roy called for action.

The motion made by Mr. Follmar to approve the Eagle View Subdivision Preliminary Plat for Council approval. Seconded by Mr. Gilbert.

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

11 Director Report

11. 1. Director Update

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

Development Orders Issued: 10/16/23 - Phillips Energy Truck Stop - 17 new fuel pumps, 4,000 square foot convenience store building and associated site improvements on approximately 4.5 acres to the northwest of the intersection of Highway 90 and Spring Creek Blvd. 10/26/23 - Pink Periwinkle Beads - 2,000 square foot facility for light manufacture of beads, and retail sales on approximately 0.5 acres at the intersecting of S Brett Street and E Railroad Ave., just south of the railroad tracks.

Final Plats: Shoal River Landing Phase 3A - 63 lots on 35.67 acres within the Shoal River Landing subdivision.

New Development Applications: Florida United Properties Master Plan - Master Plan for additional outparcels adjacent to the Alabata Eye Clinic on East Redstone Ave., on approximately 3 acres of property. Rayburn Street Apartments - 10-unit multifamily apartment complex located on approximately 0.58 acres at the end of N Rayburn Street, southeast of Twin Hills park and directly north of the railroad tracks. Garden Villas Townhomes - a 158-unit townhouse subdivision located on approximately 11.92 acres recently annexed to the northwest of the Garden Street/Third Avenue intersection, south of Crestview High school. Brett Street Townhomes - 9-unit townhouse subdivision located on approximately 0.52 acres located northeast of the intersection of S Brett St. and E Cane Ave., southeast of Southside School.

12 Comments from the Audience

Chair M. Roy asked for any additional comments from the public.

Mr. Hayes commented that he wanted to thank the staff for the work they are doing to keep the city out of trouble and making sure we follow the rules.

13 Adjournment

Chair M. Roy adjourned the meeting at 7:10 p.m.

Minutes approved on _____ day of _____ 2023.

Approved:

Minutes submitted by:

Chair M. Roy

Natasha Peacock
On behalf of Maryanne Schrader, City Clerk
Notice having been duly given

DRAFT



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: January 2, 2024

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 1/2/2024
SUBJECT: 1. Ord. 1959 - Crosson Street Comprehensive Plan Amendment

BACKGROUND:

On November 14, 2023, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Crosson Street.

The subject property is currently located within the city limits of Crestview with a future land use and zoning designation of Commercial (C) and Commercial High-Intensity District (C-2), respectively.

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

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1959 on January 8, 2024 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: JH2 Investments LLC
4395 Bahia Lane
Destin, FL 32541
Parcel ID: 29-3N-23-0000-0025-016H
Site Size: 8.04 acres
Current FLU: Commercial (C)
Current Zoning: Commercial High-Intensity District (C-2)
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Agriculture	Okaloosa County Agricultural	Timberland
East	Commercial (C)	Commercial High-Intensity District (C-2)	Vacant & Commercial
South	Commercial (C)	Commercial High-Intensity District (C-2)	Vacant
West	Commercial (C)	Commercial High-Intensity District (C-2)	Vacant

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

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on December 12, 2023. An advertisement ran in the Crestview News Bulletin on December 21, 2023.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The fees for the comprehensive plan amendment were \$2,500.00. The cost of advertising was \$231.00.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1959.

Attachments

1. Exhibit Packet - Crosson St

ORDINANCE: 1959

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 COMMERCIAL (C) TO MIXED-USE (MU) ON APPROXIMATELY 8.04 ACRES, MORE OR LESS, IN SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Commercial (C) to Mixed-Use (MU) on a parcel of land containing 8.04 acres, more or less, lying within the corporate limits of the City; and
- E. This amendment is consistent with the adopted Comprehensive Plan and is in the best interests of the City and its citizens.

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

SECTION 4 – FUTURE LAND USE MAP AMENDMENT. The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 8.04 acres of land, more or less, from Commercial (C) to Mixed-Use (MU). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 8.04 acres, more or less, is known as Parcel 29-3N-23-0000-0025-016H and commonly described as:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 88° 27' 48" EAST ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 1272.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 88° 27' 48" EAST, A DISTANCE OF 650.00 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 500 OF CRESCENT PARK PHASE TWO AS RECORDED IN PLAT BOOK 19, PAGE 3 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, THENCE PROCEED ALONG THE WEST LINE OF SAID CRESCENT PARK PHASE TWO SOUTH 01° 28' 41" WEST, A DISTANCE OF 541.07 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 700 OF SAID CRESCENT PARK PHASE TWO; THENCE DEPARTING

SAID WEST LINE OF CRESCENT PARK PHASE TWO PROCEED NORTH 88° 27' 48" WEST, A DISTANCE OF 650.00 FEET; THENCE NORTH 01° 28' 41" EAST, A DISTANCE OF 541.07 FEET TO THE POINT OF BEGINNING.

The Mixed-Use (MU) Future Land Use Category is hereby imposed on Parcel 29-3N-23-0000-0025-016H. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows Parcel 29-3N-23-0000-0025-016H thereon.

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

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

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

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

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

Passed and adopted on second reading by the City Council of Crestview, Florida on the 22nd day of January, 2024.

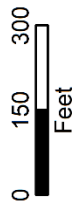
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 22nd day of January, 2024.

J. B. Whitten
Mayor

Adopted Future Land Use



Legend

Subject Parcel

City Limits

City Future Land Use

Commercial (C)

Industrial (IN)

Mixed Use (MU)

Conservation (CON)

Public Lands (PL)

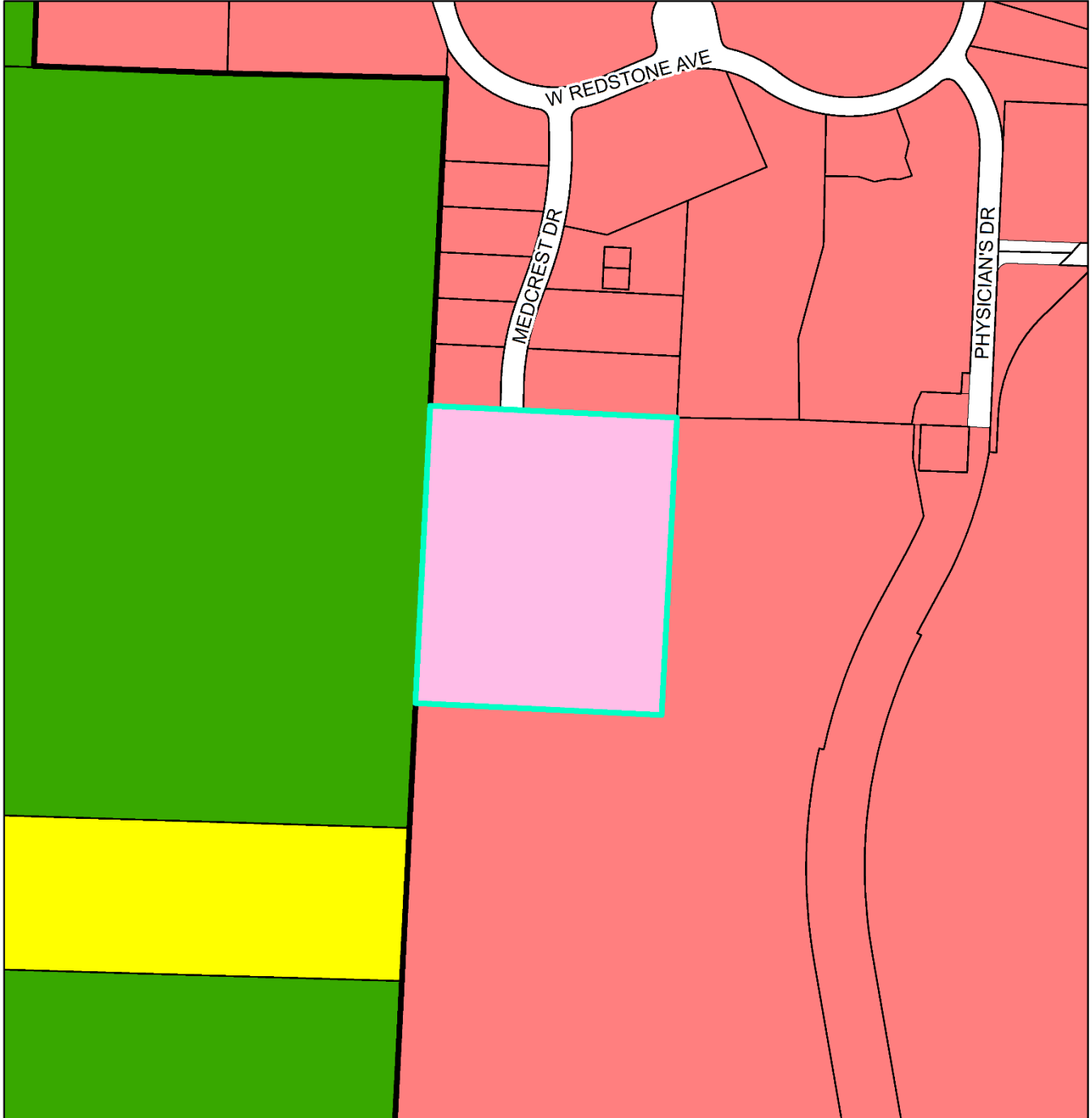
Residential (R)

County Future Land Use

Agriculture (AG)

Low Density

Residential (LDR)

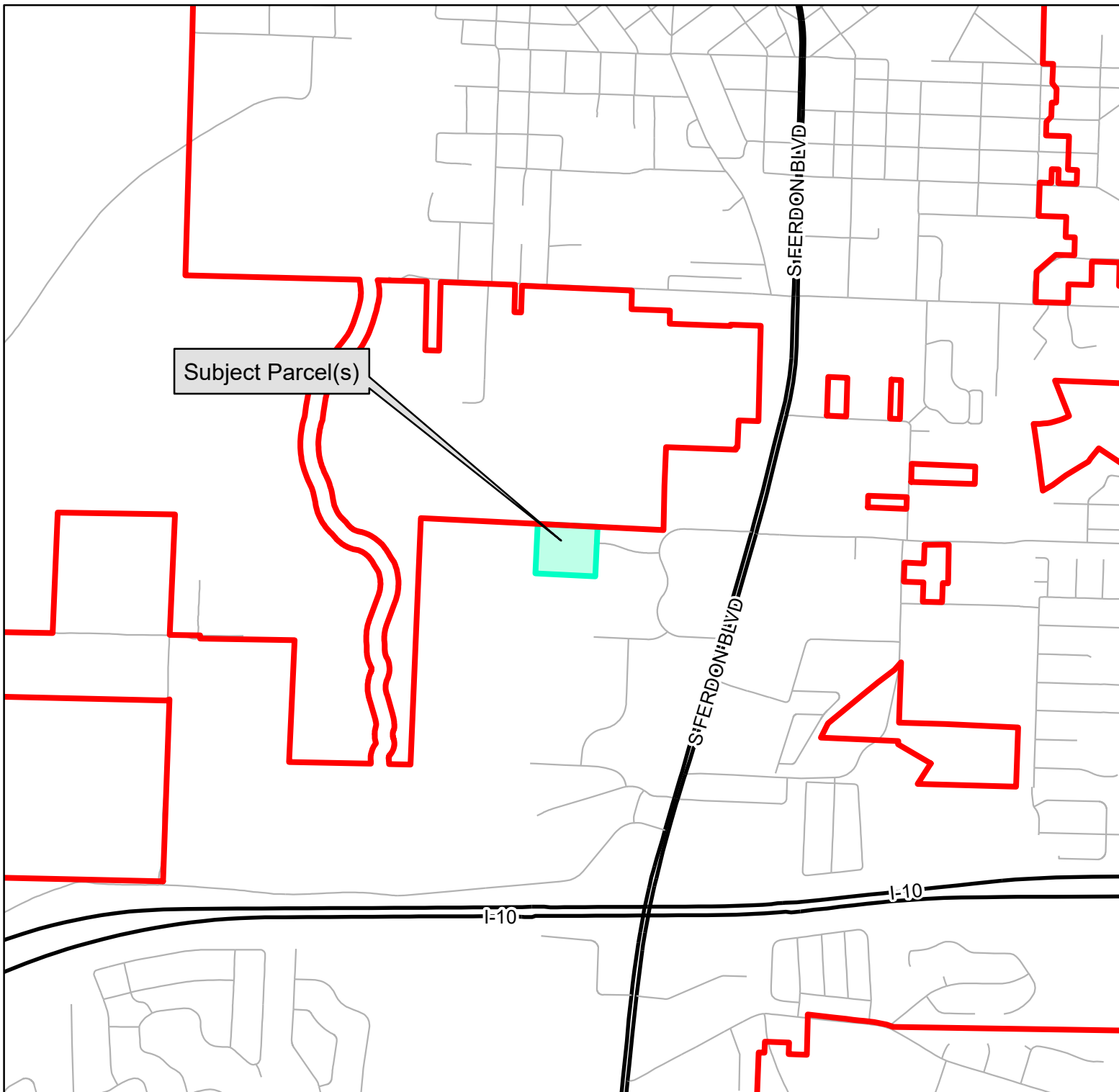


Vicinity Map

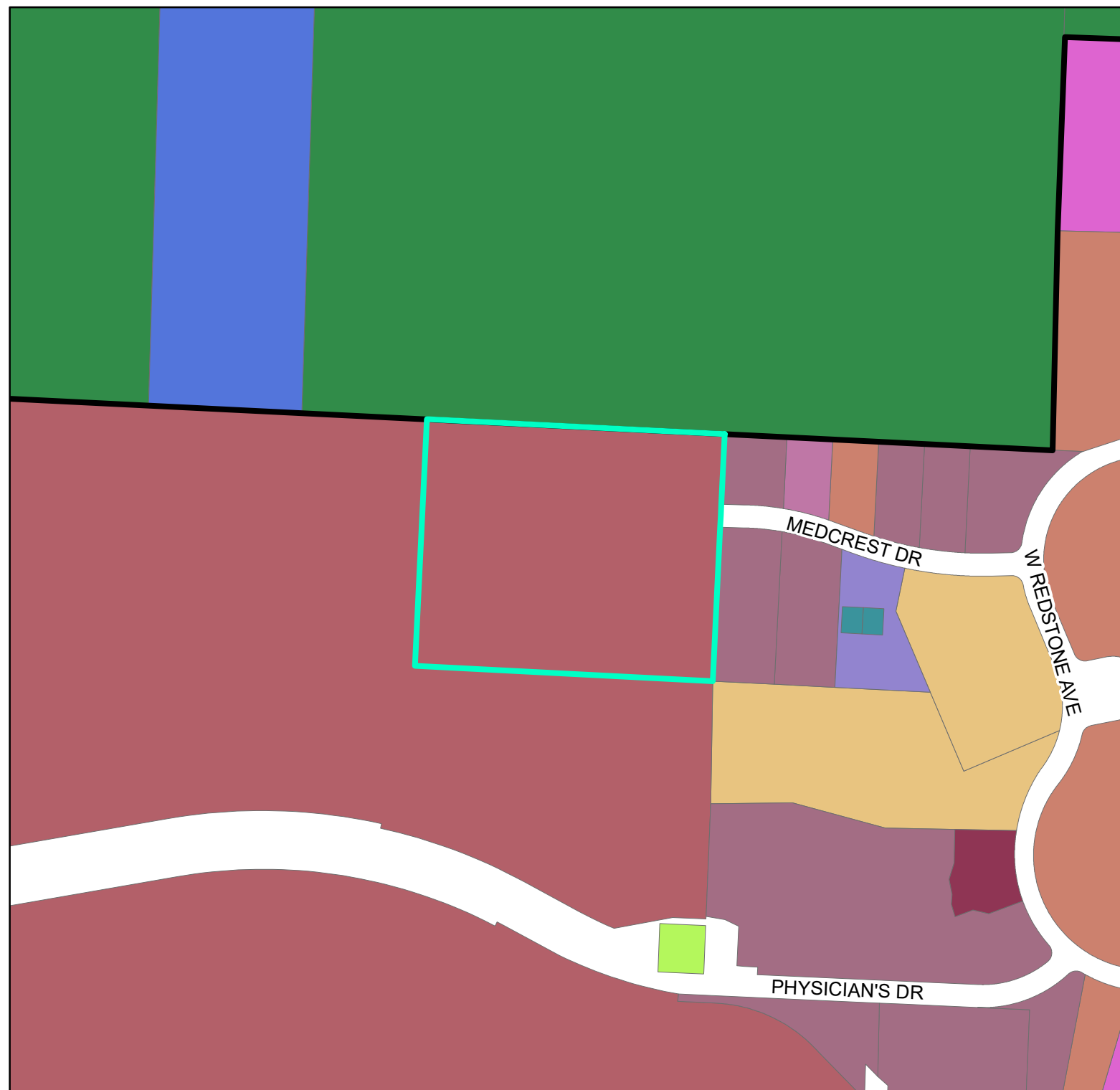


Not to Scale

Subject Parcel(s)



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



Existing Use



Legend

-  Subject Parcel

 City Limits

Existing Use

 -  Commercial
 -  Community
 -  County
 -  Header Rec
 -  Homes for
 -  Municipal
 -  Office Building
 -  Profession
 -  Timberland
 -  Vacant
 -  Vacant Commercial
 -  Vacant/Commercial

Current Future Land Use



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

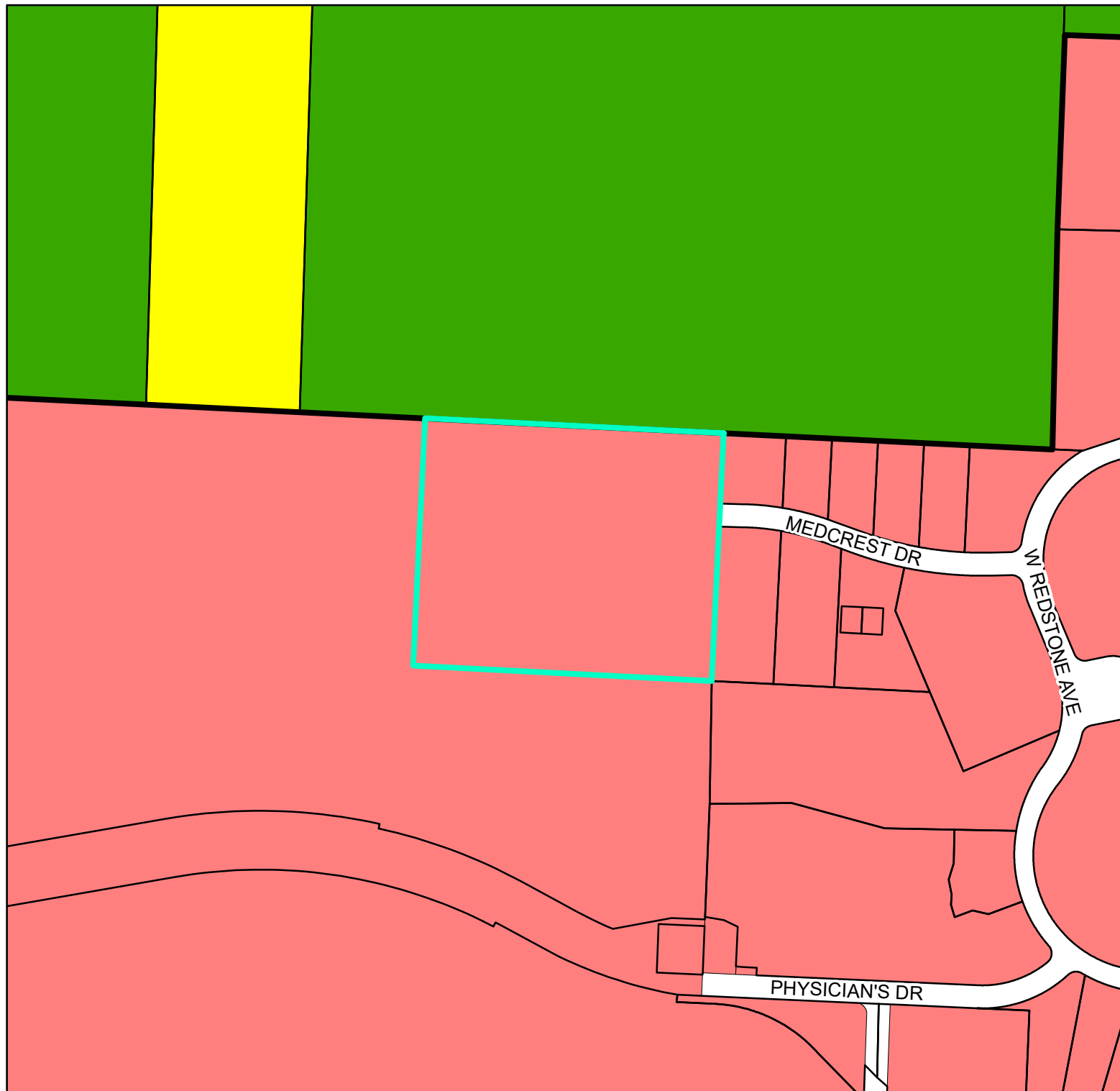
 Public Lands (PL)

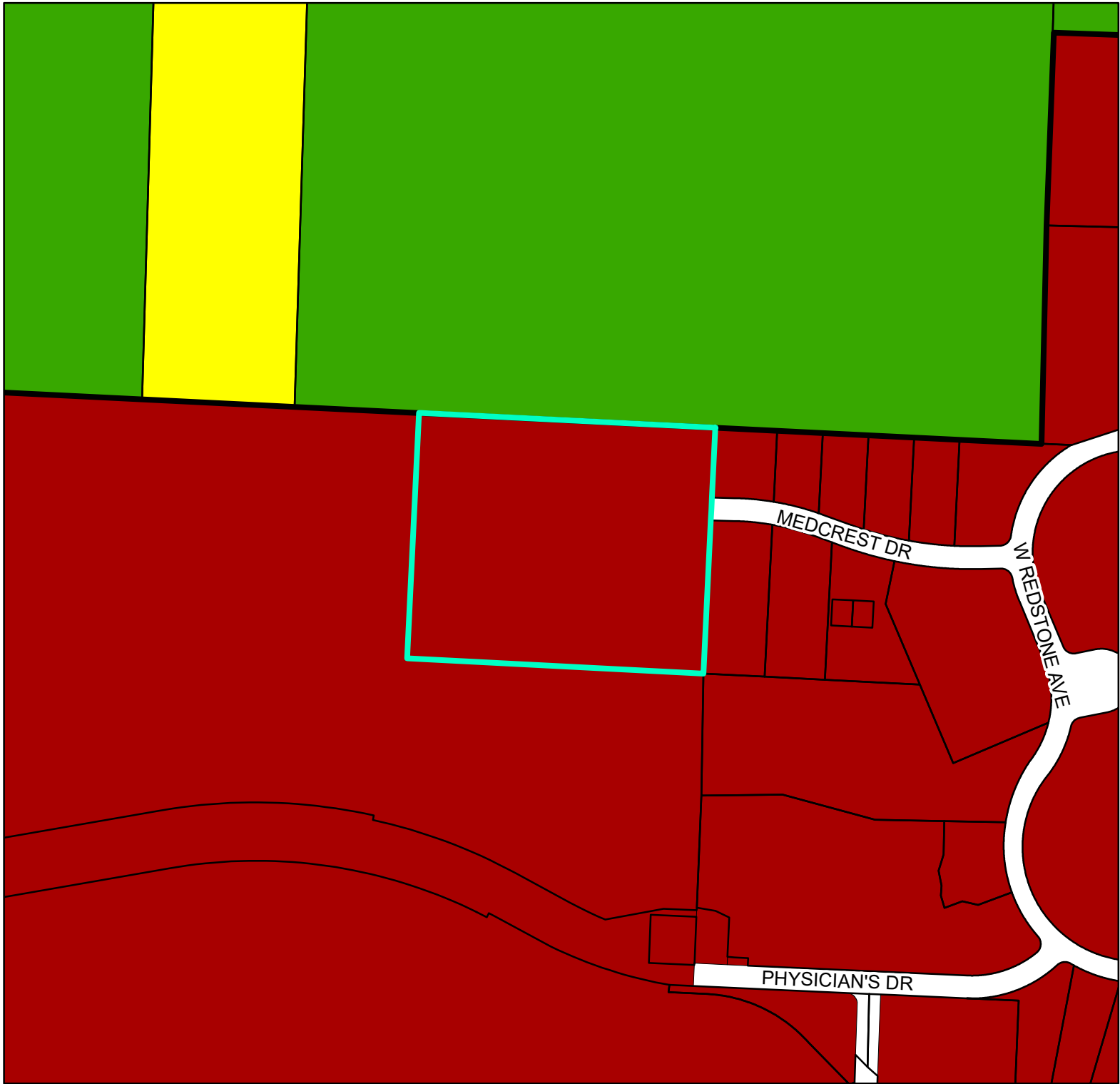
 Residential (R)

County Future Land Use

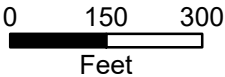
 Agriculture (AG)

 Low Density
Residential (LDR)





Current Zoning



Legend

- Subject Parcel
- City Limits

City Zoning

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

County Zoning

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

Proposed Future Land Use



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

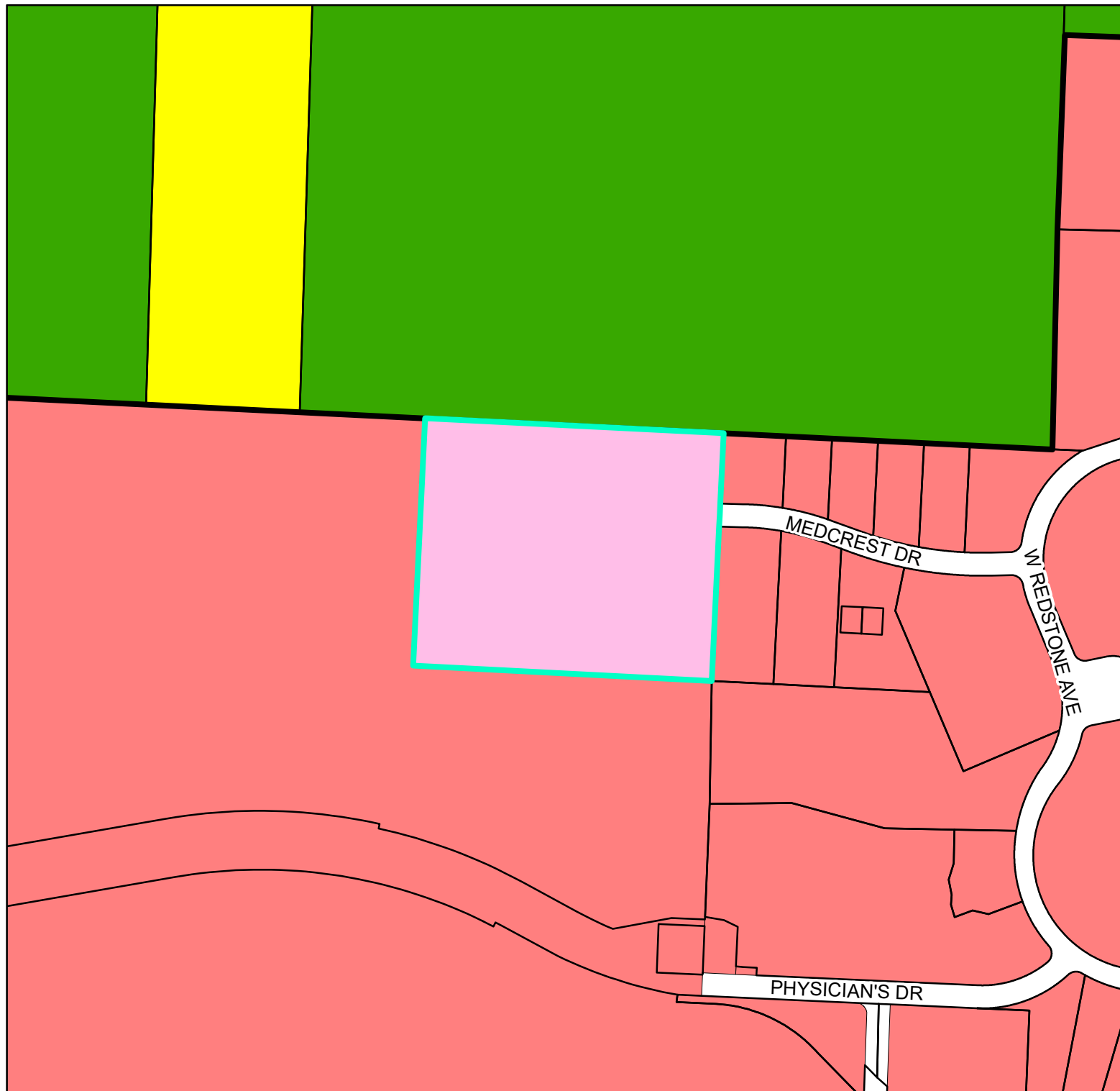
 Public Lands (PL)

 Residential (R)

County Future Land Use

 Agriculture (AG)

 Low Density
Residential (LDR)



Proposed Zoning



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Zoning

 Single Family Estate Dwelling District (R-1E)

 Single Family Low Density District (R-1)

 Single Family Medium Density District (R-2)

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

 Mixed Use (MU)

 Commercial (C-1)

 Commercial (C-2)

 Industrial (IN)

 Public Lands (P)

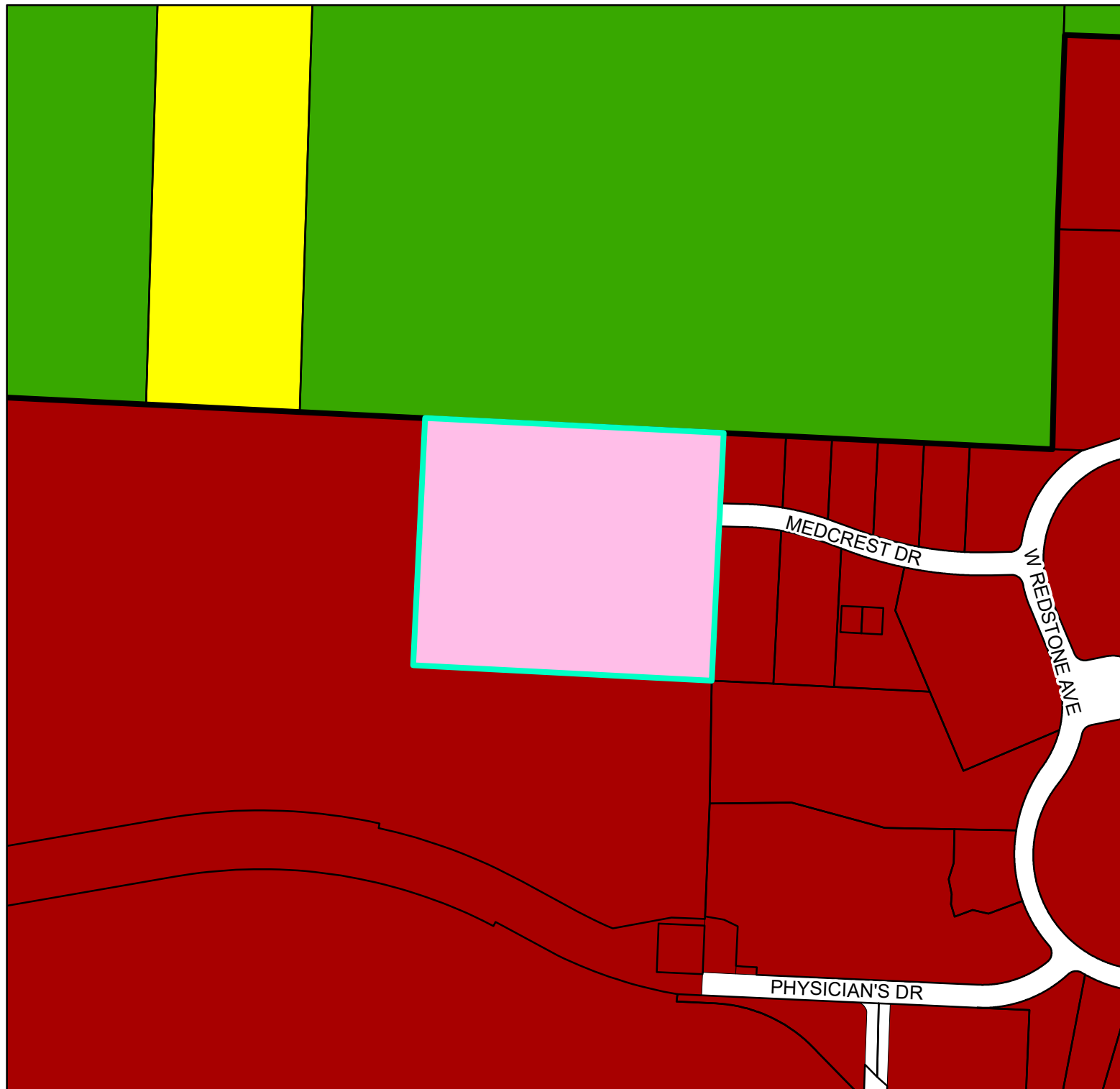
 Conservation (E)

 Planned Unit Development (PUD)

County Zoning

 Agricultural (AA)

 Residential - 1 (R-1)





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: January 2, 2024

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 1/2/2024
SUBJECT: 2. Ord. 1960 - Crosson Street Rezoning

BACKGROUND:

On November 14, 2023, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Crosson Street.

The subject property is currently located within the city limits of Crestview with a future land use and zoning designation of Commercial (C) and Commercial High-Intensity District (C-2), respectively.

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

The request for rezoning will be presented to City Council via Ordinance 1960 on January 8, 2024 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: JH2 Investments LLC
4395 Bahia Lane
Destin, FL 32541
Parcel ID: 29-3N-23-0000-0025-016H
Site Size: 8.04 acres
Current FLU: Commercial (C)
Current Zoning: Commercial High-Intensity District (C-2)
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Okaloosa County Agriculture	Okaloosa County Agricultural	Timberland
East	Commercial (C)	Commercial High-Intensity District (C-2)	Vacant & Commercial
South	Commercial (C)	Commercial High-Intensity District (C-2)	Vacant
West	Commercial (C)	Commercial High-Intensity District (C-2)	Vacant

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

Staff reviewed the request for rezoning and finds the following:

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on December 12, 2023. An advertisement ran in the Crestview News Bulletin on December 21, 2023.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The fees for the rezoning request were \$750.00. There is no additional cost of advertising as the rezoning request was included in the advertisement for the comprehensive plan amendment.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1960.

Attachments

1. Exhibit Packet - Crosson St

ORDINANCE: 1960

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 8.04 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE COMMERCIAL HIGH-INTENSITY DISTRICT (C-2) ZONING DISTRICT TO THE MIXED-USE (MU) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2 – PROPERTY REZONED. The following described 8.04 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 8.04 acres, more or less, being formerly zoned Commercial High-Intensity District (C-2) with the Mixed-Use (MU) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 1959, is hereby rezoned to Mixed-Use (MU) to wit:

PIN # 29-3N-23-0000-0025-016H

COMMENCING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 88° 27' 48" EAST ALONG THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 1272.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE SOUTH 88° 27' 48" EAST, A DISTANCE OF 650.00 FEET TO THE NORTHWEST CORNER OF LOT 6, BLOCK 500 OF CRESCENT PARK PHASE TWO AS RECORDED IN PLAT BOOK 19, PAGE 3 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA, THENCE PROCEED ALONG THE WEST LINE OF SAID CRESCENT PARK PHASE TWO SOUTH 01° 28' 41" WEST, A DISTANCE OF 541.07 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 700 OF SAID CRESCENT PARK PHASE TWO; THENCE DEPARTING SAID WEST LINE OF CRESCENT PARK PHASE TWO PROCEED NORTH 88° 27' 48" WEST, A DISTANCE OF 650.00 FEET; THENCE NORTH 01° 28' 41" EAST, A DISTANCE OF 541.07 FEET TO THE POINT OF BEGINNING.

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

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

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

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

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

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 1959 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 22nd day of January, 2024.

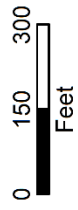
ATTEST:

Maryanne Schrader
City Clerk

Approved by me this 22nd day of January, 2024.

J. B. Whitten
Mayor

Adopted Zoning



Legend

Subject Parcel

City Limits

Zoning

City Zoning

Single Family Estate Dwelling District (R-1E)

Single Family Low Density District (R-1)

Single Family Medium Density District (R-2)

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

Mixed Use (MU)

Commercial (C-1)

Commercial (C-2)

Industrial (IN)

Public Lands (P)

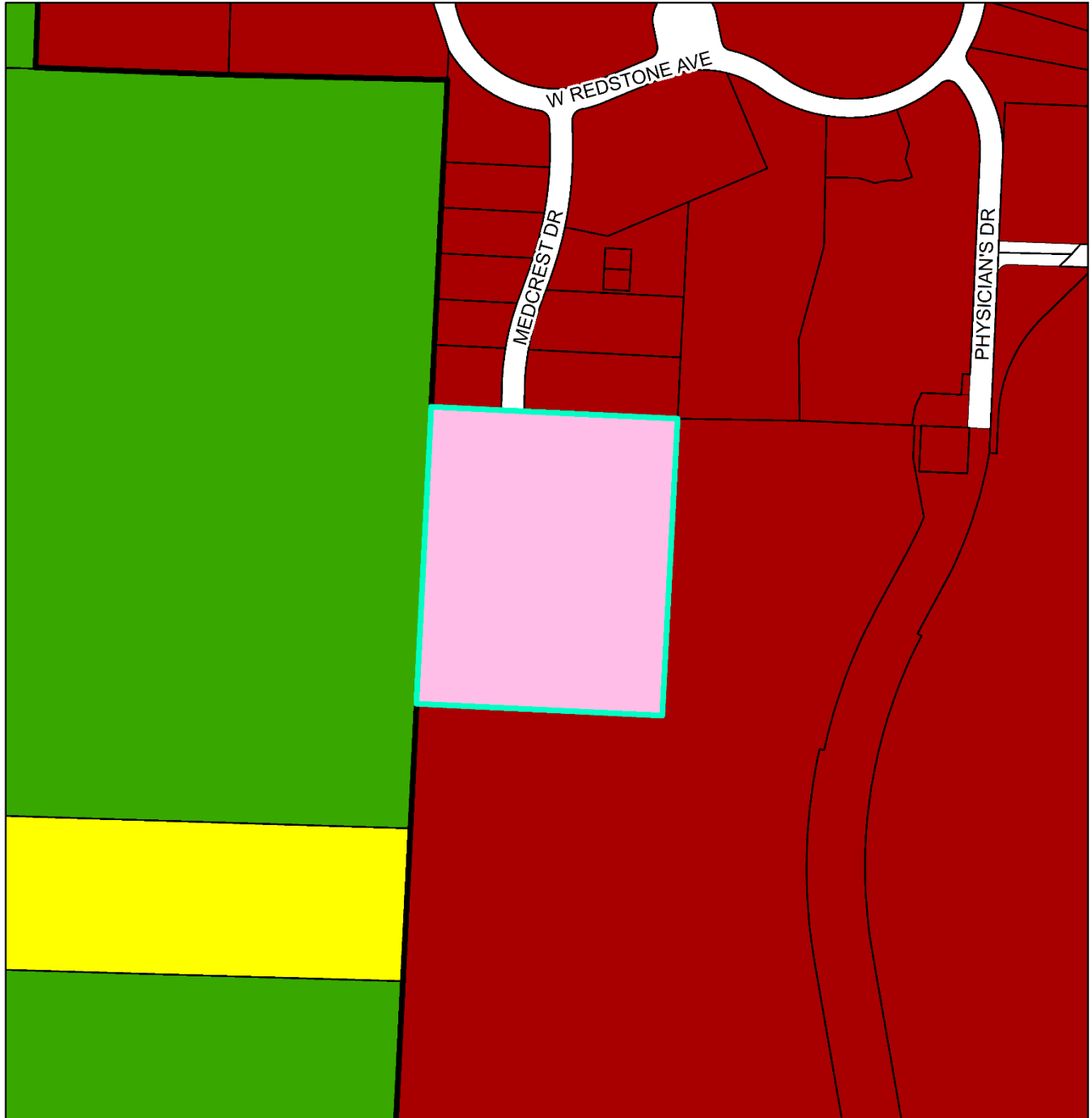
Conservation (E)

Planned Unit Development (PUD)

County Zoning

Agricultural (AA)

Residential - 1 (R-1)

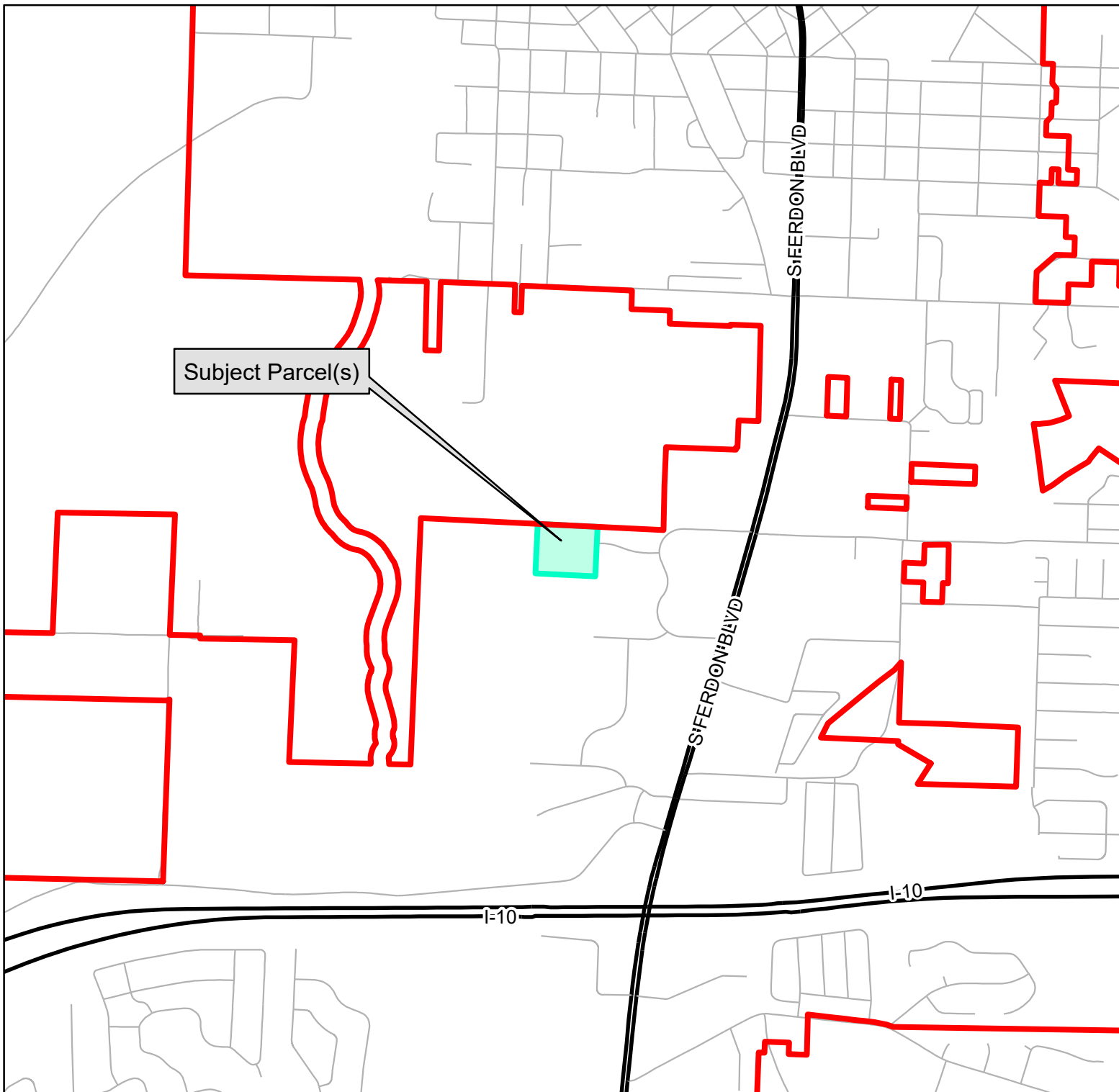


Vicinity Map

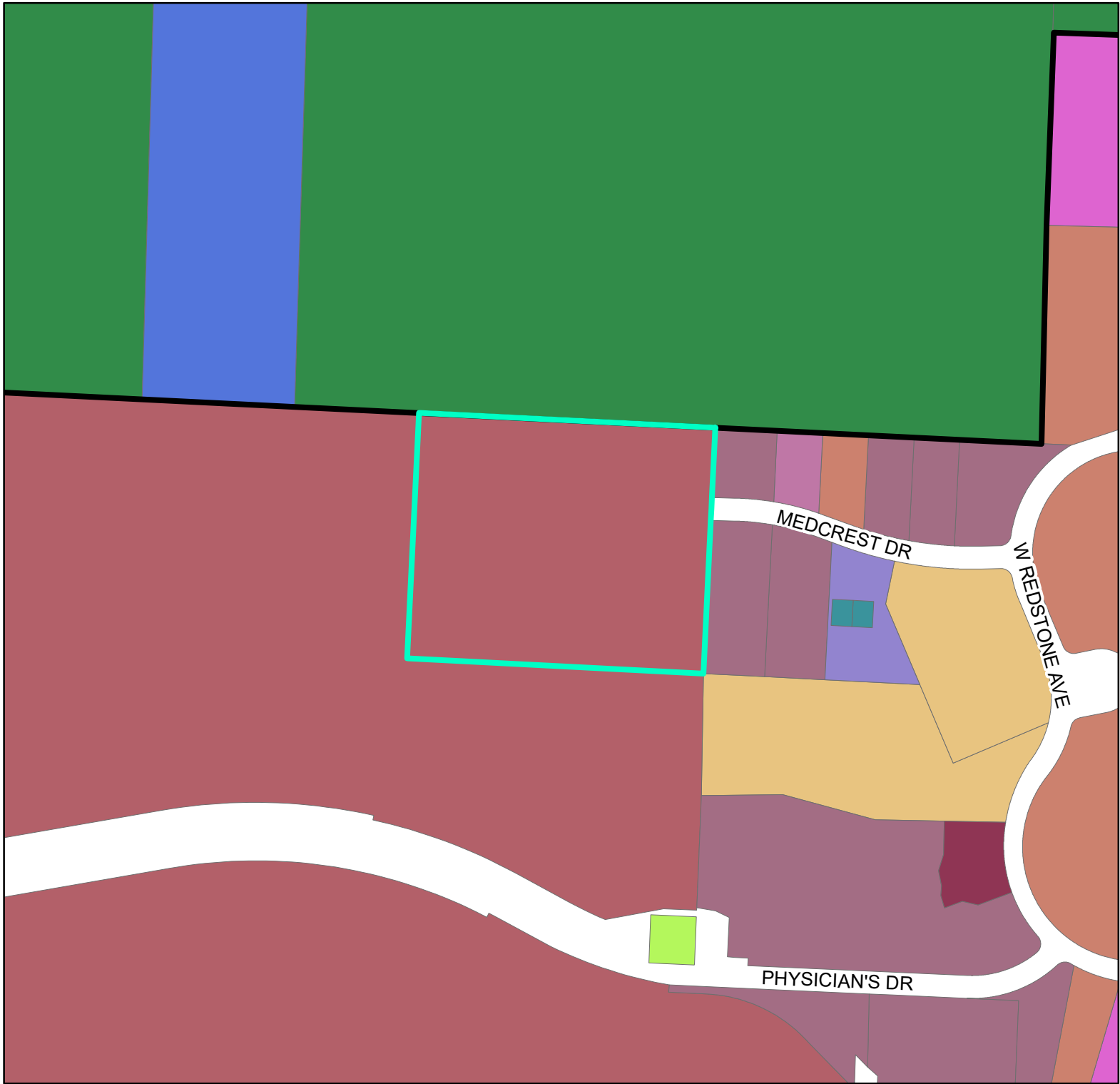


Not to Scale

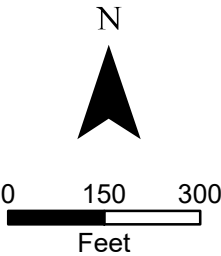
Subject Parcel(s)



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



Existing Use



Legend

- Subject Parcel
- City Limits
- Existing Use**
 - Commercial
 - Community
 - County
 - Header Rec
 - Homes for
 - Municipal
 - Office Building
 - Profession
 - Timberland
 - Vacant
 - Vacant Commercial
 - Vacant/Commercial

Current Future Land Use



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

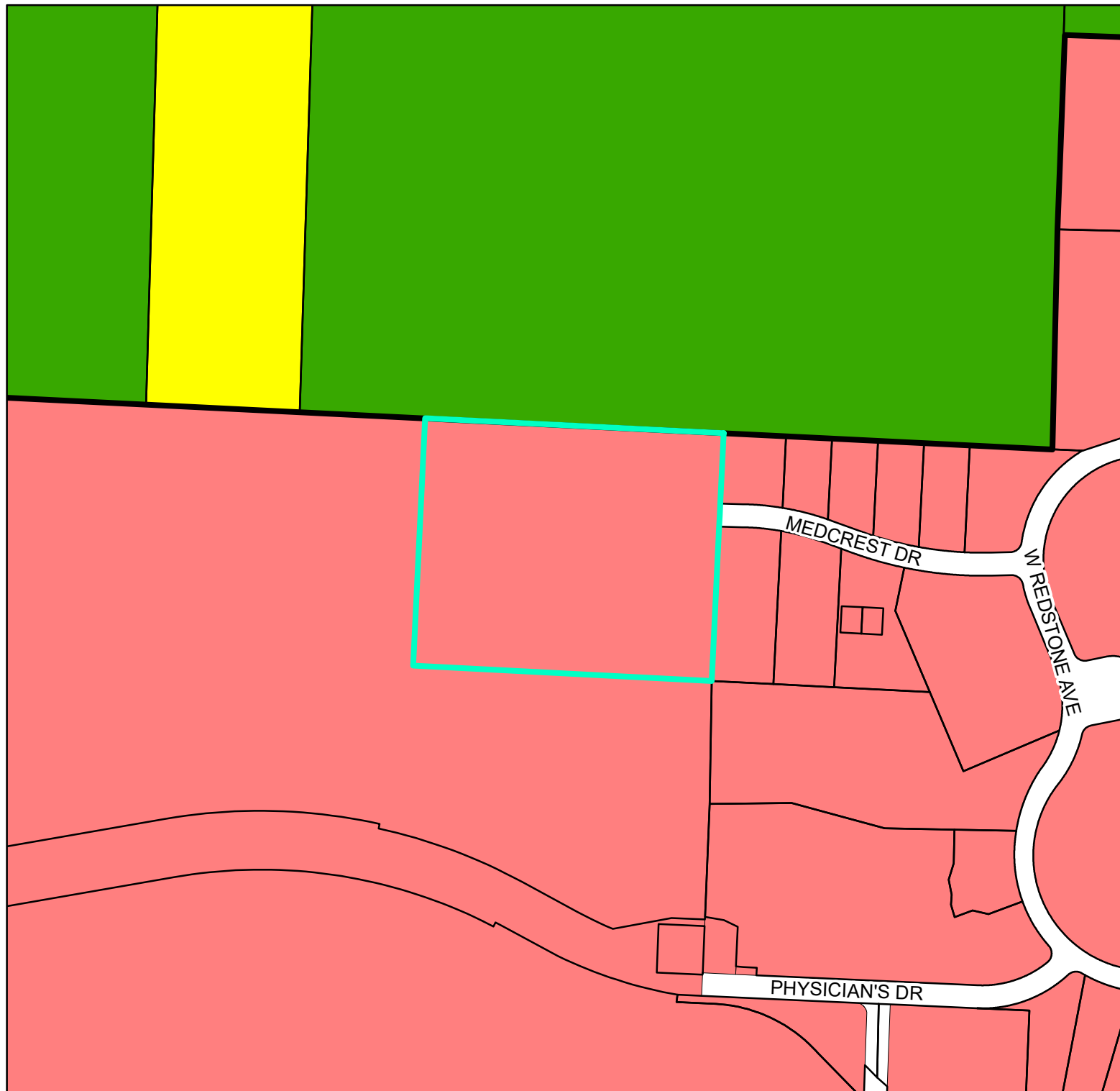
 Public Lands (PL)

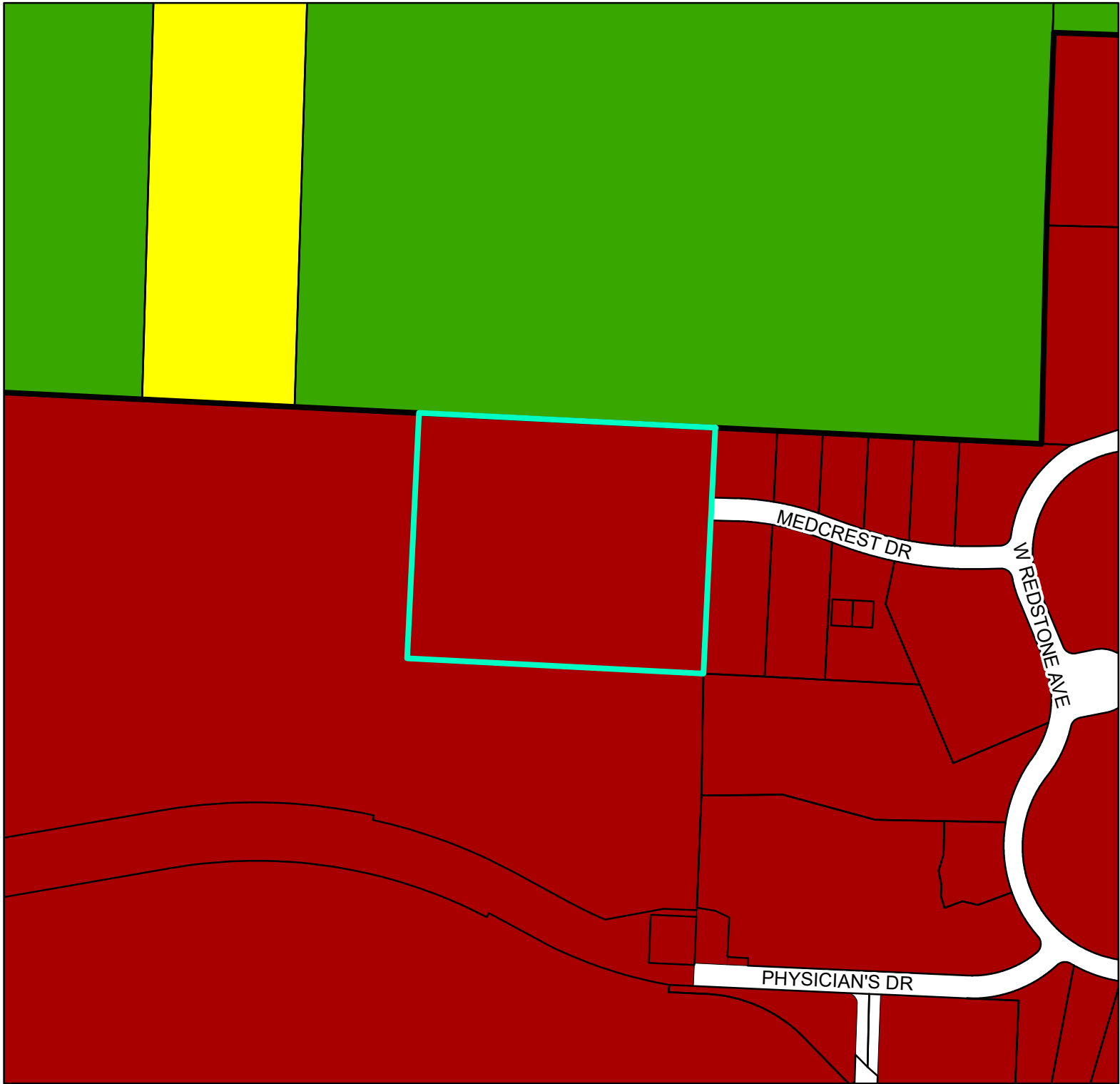
 Residential (R)

County Future Land Use

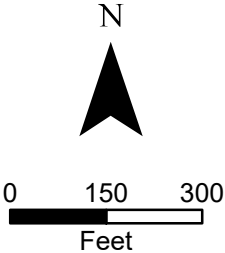
 Agriculture (AG)

 Low Density
Residential (LDR)





Current Zoning



Legend

- Subject Parcel
- City Limits

City Zoning

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

County Zoning

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

Proposed Future Land Use



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)

 Conservation (CON)

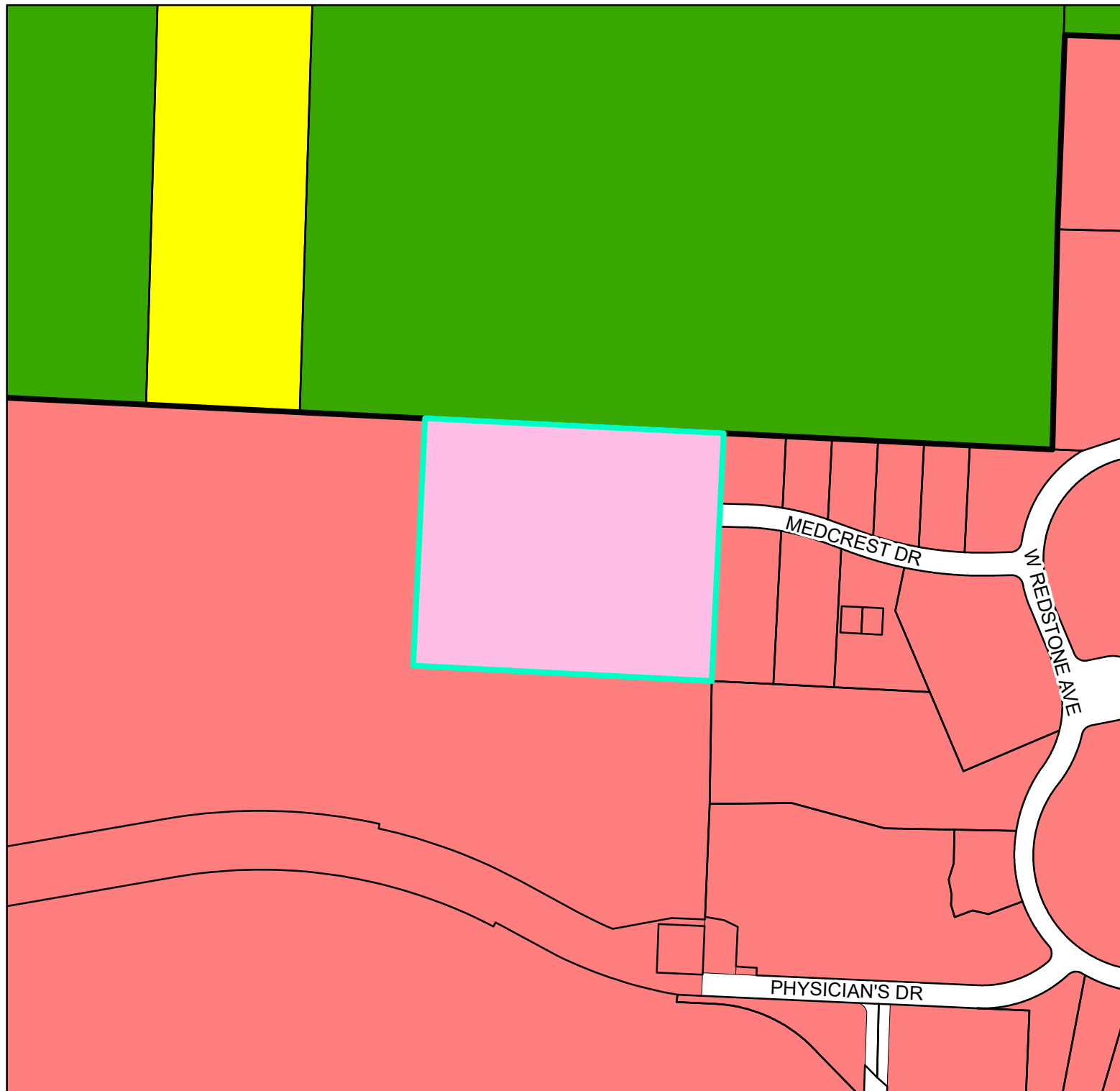
 Public Lands (PL)

 Residential (R)

County Future Land Use

 Agriculture (AG)

 Low Density
Residential (LDR)



Proposed Zoning



0 150 300
Feet

Legend

 Subject Parcel

 City Limits

City Zoning

 Single Family Estate Dwelling District (R-1E)

 Single Family Low Density District (R-1)

 Single Family Medium Density District (R-2)

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

 Mixed Use (MU)

 Commercial (C-1)

 Commercial (C-2)

 Industrial (IN)

 Public Lands (P)

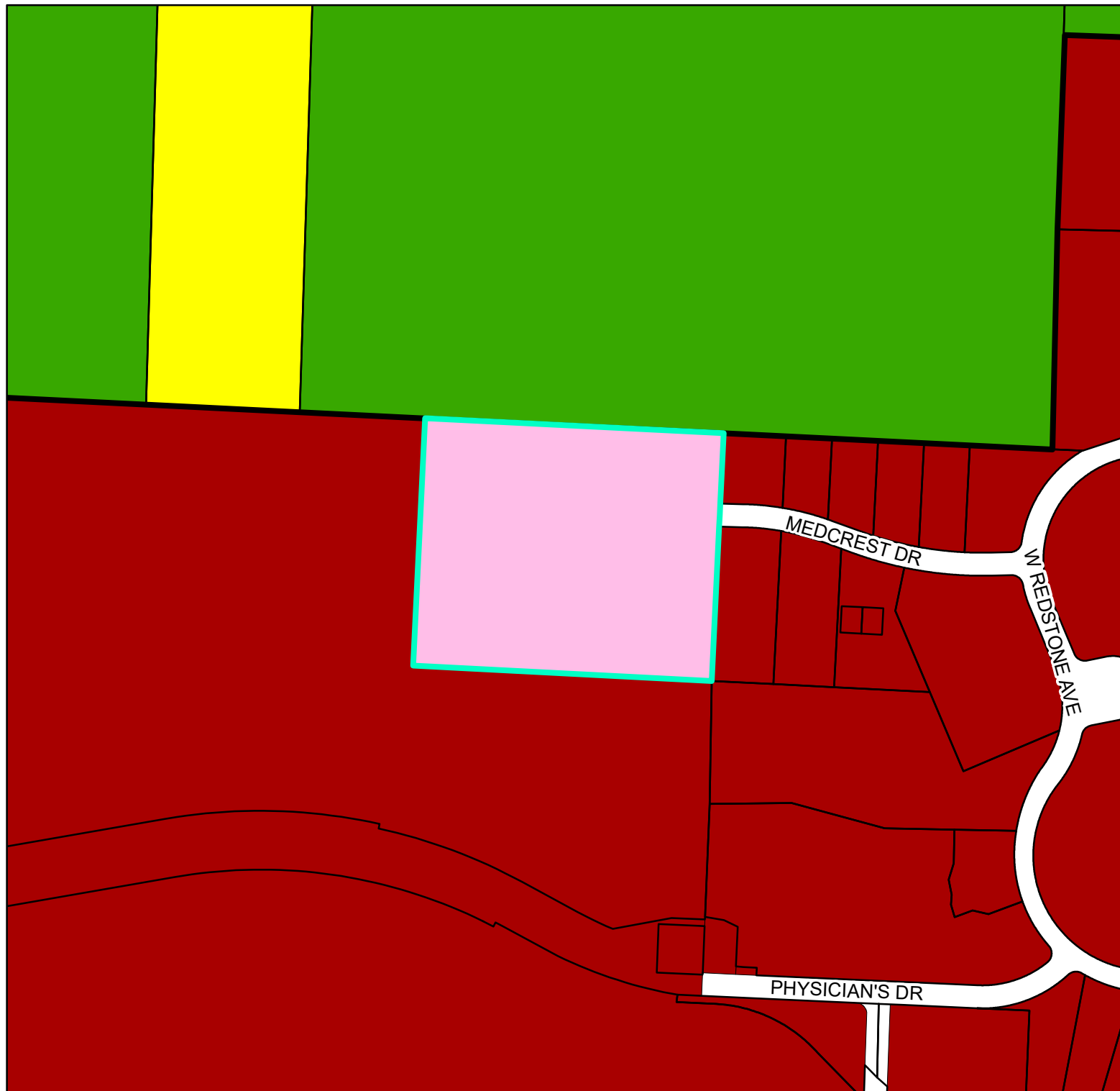
 Conservation (E)

 Planned Unit Development (PUD)

County Zoning

 Agricultural (AA)

 Residential - 1 (R-1)





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: January 2, 2024

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 1/2/2024
SUBJECT: 3. Ord. 1961 - LDC Amendment

BACKGROUND:

The Land Development Code enforces various land development regulations within the City of Crestview. Periodically, staff identifies changes that are necessary to be made in the Code, either resulting from clarifications of past changes, newfound issues with the code as it is written, or changes that are identified to keep up with new development trends or needs identified in the community.

DISCUSSION:

It has been almost a year and half since our last overall update of the Land Development Code. For a while, updates took place approximately every six months, the last two updates were about a year apart. It has been almost 18 months since the last overall update. Since the last update, staff has identified a handful of amendments that would be beneficial per the criteria mentioned previously.

These updates generally include:

- Modifications to the application timeline table in Chapter 3 of the code to better reflect the time it takes for reviews, and to give both staff and applicants a more suitable timeline with the amount of development currently taking place.
- Modifications and clarification to the development order issuance, expiration and continuation requirements.
- Clarification of jurisdictional approval when wetlands are proposed to be modified, removed, altered or destroyed.
- Removal of specific standards pertaining to metal buildings.
- Various changes to Chapter 7, pertaining to: the type of structures subject to 100 setback requirement when storing volatile materials, placement of security fencing on vacant lots, placement of fences in front yards of larger estate-style lots, standards for ground mounted telecommunication utility structures, modification/clarification of temporary sign standards, clarification of standards for accessory dwellings, addition of home occupations to allow for in-home daycare, clarification of food truck site standards, clarification of setback requirements for townhouse developments, clarification of temporary vendor requirements to exempt those in conjunction with permitted special events
- Clarification of access requirements for subdivisions with more than 50 lots, that abut multiple roads/rights-of-way.
- Clarification of driveway spacing requirements from intersections for single family residential dwellings.
- Addition of condemnation relief language in Chapter 9, to provide relief for the owners of land affected by roadway condemnation (right-of-way acquisition).

The amended sections have been included as attached to this agenda item.

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

Safety- Ensure the continuous safety of citizens and visitors

Opportunity- Promote an environment that encourages economic and educational opportunity

FINANCIAL IMPACT

This land development code amendment will have a negligible financial impact on the City.

RECOMMENDED ACTION

Staff respectfully requests a motion to recommend approval of Ordinance 1961 to the City Council.

Attachments

1. Attachment 1 - City of Crestview LDC Amended Sections

ORDINANCE: 1961

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE AMENDMENT OF PORTIONS OF CHAPTERS THREE, FIVE, SIX, SEVEN, EIGHT, AND NINE OF THE LAND DEVELOPMENT CODE; PROVIDING FOR AUTHORITY; 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.

WHEREAS, the City is authorized and empowered to adopt and enforce ordinances and codes, not inconsistent with state law that are necessary to regulate development; and

WHEREAS, staff has determined that various Land Development Code amendments would positively impact the capacity for both developers and citizens to develop their property in a way that is within their rights and with respect to the rights of other citizens.

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

SECTION 1 – LAND DEVELOPMENT CODE AMENDMENTS. Chapters three, five, six, seven, eight, and nine of the Land Development Code are amended to revise various elements of the Code to make the code more cohesive, logical, and beneficial for both developers and citizens, as attached to this ordinance (Attachment 1).

SECTION 2 – AUTHORITY. The authority for enactment of this ordinance is Section 166.041, Florida Statutes and The City of Crestview Land Development Code.

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, 2024.

Approved by me this 23rd day of January, 2024.

J. B. Whitten
Mayor

ATTEST:

Maryanne Schrader
City Clerk

3.00.04 Application Timeline Table

Table 3.01.00.2 defines the application timelines for each application type.

Style Definition: LDC Paragraph

Table 3.01.00.2 Application Timelines^{1, 2}

Application Types	Application Received	Determine Completeness	Response to Applicant	Applicant Resolve Deficiencies	Technical Review	Response to Applicant	Applicant Revisions ³	Resubmittal ⁴	Resubmittal Review ⁵	Approval or Denial—or move to PDB & Council	Minimum Days	Maximum Days
Supplemental Standards	Day 1	Days 2-3	Day 4	Days 5-19	Days 20-34	Day 35	Days 36-50	Day 51	Days 52-66	Day 67	15	67
Special Exception Uses	Day 1	Day 2	Day 3	Day 4	Days 5-7	Day 8	Days 9-11	Day 12	Days 13-15	Day 16	10	16
Development Order	Day 1	Days 2-4	Day 5	Days 6-20	Days 21-35	Day 36	Days 37-67	Day 68	Days 69-83	Day 84	15	84
Variances	Day 1	Day 2	Day 3	Day 4	Days 5-7	Day 8	Days 9-11	Day 12	Days 13-15	Day 16	10	16
Vacations—ROW/Easement/Plat	Day 1	Day 2	Day 3	Day 4	Days 5-7	Day 8	Days 9-11	Day 12	Days 13-15	Day 16	10	16
Conceptual Plat	Day 1	Days 2-3	Day 4	Days 5-19	Days 20-34	Day 35	Days 36-50	Day 51	Days 52-66	Day 67	15	67
Final Plat	Day 1	Day 2-3	Day 4	Days 5-19	Days 20-34	Day 35	Days 36-50	Day 51	Days 52-66	Day 67	15	67
Planned Unit Development	Day 1	Days 2-4	Day 5	Days 6-20	Days 21-51	Day 52	Days 53-113	Day 114	Days 115-145	Day 146	70	146
Zoning Changes	Day 1	Day 2	Day 3	Day 4	Days 5-7	Day 8	Days 9-11	Day 12	Days 13-15	Day 16	10	16
Annexations	Day 1	Day 2	Day 3	Day 4	Days 5-7	Day 8	Days 9-11	Day 12	Days 13-15	Day 16	10	16
LDC Text Amendments	Day 1	Days 2-3	Day 4	Days 5-19	Days 20-34	Day 35	Days 36-50	Day 51	Days 52-66	Day 67	15	67
Future Land Use Maps Amendments	Day 1	Day 2	Day 3	Day 4	Days 5-7	Day 8	Days 9-11	Day 12	Days 13-15	Day 16	10	16
Comprehensive Plan Amendments	Day 1	Days 2-3	Day 4	Days 5-19	Days 20-34	Day 35	Days 36-50	Day 51	Days 52-66	Day 67	15	67

Staff will provide a process calendar upon request to include all relevant dates and deadlines.

Table 3.00.04.1 - Application Timelines^{6, 7}

¹The Director may extend review periods by notifying the applicant in writing prior to the due date.

²The applicant may request an extension to a time period by submitting the request in writing. The request may be approved or denied at the discretion of the Director.

³Subsequent resubmittals will follow the same number of days as stated in the above table.

⁴Subsequent resubmittals will follow the same number of days as stated in the above table.

⁵Subsequent resubmittals will follow the same number of days as stated in the above table.

⁶The Director may extend review periods by notifying the applicant in writing prior to the due date.

⁷The applicant may request an extension to a time period by submitting the request in writing. The request may be approved or denied at the discretion of the Director.

<u>Application Types</u>	<u>Determine Completeness</u>	<u>Applicant Resolve Deficiencies</u>	<u>Technical Review</u>	<u>Applicant Revisions⁸</u>	<u>Resubmittal Review⁷</u>	<u>Approval Action</u>	<u>Average Days</u>	<u>Maximum Days</u>
<u>Development Order</u>	<u>3 Days</u>	<u>30 Days</u>	<u>30 Days</u>	<u>60 Days</u>	<u>30 Days</u>	<u>DO Issued</u>	<u>78</u>	<u>153</u>
<u>Conceptual Plat</u>	<u>3 Days</u>	<u>30 Days</u>	<u>30 Days</u>	<u>60 Days</u>	<u>30 Days</u>	<u>Move to PDB & CC</u>	<u>78</u>	<u>153</u>
<u>Final Plats</u>	<u>3 days</u>	<u>30 Days</u>	<u>30 Days</u>	<u>60 Days</u>	<u>30 Days</u>	<u>Move to PDB & CC</u>	<u>78</u>	<u>153</u>
<u>Planned Unit Development</u>	<u>3 Days</u>	<u>30 Days</u>	<u>30 Days</u>	<u>60 Days</u>	<u>30 Days</u>	<u>Move to PDB & CC</u>	<u>78</u>	<u>153</u>
<u>Annexations</u>	<u>3 Days</u>	<u>14 Days</u>	<u>14 Days</u>	<u>30 Days</u>	<u>14 Days</u>	<u>Move to PDB & CC</u>	<u>39</u>	<u>75</u>
<u>Future Land Use Maps Amendments</u>	<u>3 Days</u>	<u>14 Days</u>	<u>14 Days</u>	<u>30 Days</u>	<u>14 Days</u>	<u>Move to PDB & CC</u>	<u>39</u>	<u>75</u>
<u>Zoning Changes</u>	<u>3 Days</u>	<u>14 Days</u>	<u>14 Days</u>	<u>30 Days</u>	<u>14 Days</u>	<u>Move to PDB & CC</u>	<u>39</u>	<u>75</u>
<u>Special Exception Uses/Supplemental Standards</u>	<u>3 Days</u>	<u>14 Days</u>	<u>14 Days</u>	<u>30 Days</u>	<u>14 Days</u>	<u>Move to PDB & CC</u>	<u>39</u>	<u>75</u>
<u>Vacations - ROW/Easement/Plat</u>	<u>3 Days</u>	<u>14 Days</u>	<u>14 Days</u>	<u>30 Days</u>	<u>14 Days</u>	<u>Move to PDB & CC</u>	<u>39</u>	<u>75</u>
<u>Variances</u>	<u>3 Days</u>	<u>14 Days</u>	<u>14 Days</u>	<u>30 Days</u>	<u>14 Days</u>	<u>Move to PDB</u>	<u>39</u>	<u>75</u>
<u>LDC Text Amendments</u>	<u>3 Days</u>	<u>14 Days</u>	<u>14 Days</u>	<u>30 Days</u>	<u>14 Days</u>	<u>Move to PDB & CC</u>	<u>39</u>	<u>75</u>
<u>Comprehensive Plan Amendments</u>	<u>3 Days</u>	<u>14 Days</u>	<u>14 Days</u>	<u>30 Days</u>	<u>14 Days</u>	<u>Move to PDB & CC</u>	<u>39</u>	<u>75</u>
<u>*Staff will provide a process calendar upon request to include all relevant dates and deadlines.</u>								
<u>*Application timeline table measured in calendar days, excluding city or federally recognized holidays.</u>								

⁸ Subsequent resubmittals will follow the same number of days as stated in the above table.

3.04.06 - Development Orders

- A. Applicability. The procedures contained in this Section are applicable to all projects involving land development, including Site Development Plans. Also included are projects which involve the construction of any facility, the expansion of a site through acquisition or lease, alteration or conversion of an existing site or structures, or the change of use of a site or structure where the site or structure does not meet the current standards or criteria of these regulations.
1. The provisions of this Section, where appropriate, are to be applied to on-site and off-site development activity.
 2. No land development activity (including land clearing, excavation, or placement of fill) shall commence without obtaining the appropriate approvals and permits required by this code.
- B. Exceptions. The requirements of this section do not apply to:
1. Single-family dwellings; or
 2. Duplex dwellings on existing platted lots.
 3. General upkeep or cleaning of debris and dead vegetation.
- C. Plan Preparation. A professional engineer registered in the state of Florida shall design all required improvements such as streets, drainage systems, water and sewage facilities, etc.
1. All plans, drawings, reports, and calculations shall be prepared, signed, and sealed by the appropriate licensed professional, such as engineers, architects, landscape architects, professional surveyors and mappers, or attorneys, registered in the state of Florida.
 2. Other specialized consultants, such as environmental consultants, structural engineers, archaeologists, etc., may be required to assist in the preparation of the plans, drawings, reports, or other documents required for application submittals.
- D. General Plan Requirements. All site development plans submitted in conjunction with application for a Development Order shall include, at minimum, the following components as applicable:
1. A signed and sealed survey showing the location of existing property and rights-of-way lines, both for private and public property.
 2. The location of streets, sidewalks, airports, railroads, buildings, transmission lines, sewers, bridges, culverts, drainpipes, water mains, fire hydrants, and any other public or private easements.
 3. Any land rendered unusable for development purposes by easements, deed restrictions or other legally enforceable covenants or limitations.
 4. All watercourses, water bodies, floodplains, wetlands, important natural features, wildlife areas, soil types and vegetative cover on or adjacent to the site.
 5. The location of environmentally sensitive lands as designated by the US Army Corp of Engineers.
 6. The existing land use, future land use and zoning district of the lands involved in the development.
 7. The location of the proposed development as well as the intensity and/or density of the proposed development.
 8. A parking circulation plan that includes onsite traffic flow, points of ingress and egress and any planned public or private roads, rights-of-way, pedestrian ways, bicycle paths or transportation facilities.
 9. A traffic study showing the and impacts from the development on nearby roadways.
 10. Any existing and proposed stormwater management systems on the site and proposed linkage, if any, with existing or planned public stormwater management systems. As well as all calculations that were used in design of the management facilities.
 11. A stormwater management plan during construction.
 12. The proposed location and sizing of potable water and wastewater facilities to serve the proposed development.
 13. Proposed open space areas on the development site and types of activities proposed to be permitted on such open space areas.
 14. Lands to be dedicated or transferred to a public or private entity and the purposes for which the lands will be held and used.
 15. A description of how the development will mitigate or avoid potential conflicts between land uses to include a description of any buffering and transitions.

16. Architectural elevations of all buildings sufficient to convey the basic architectural intent of the proposed improvements.
 17. The total project area and total disturbed area.
 18. A map of vegetative cover including the location and identity, by common name, of all protected trees.
 19. A topographic map with one foot contours of the site clearly showing the location, identification and elevation of benchmarks, including at least one benchmark for each major water control structure.
 20. The location of any underground or overhead utilities, culverts and drains on the property and within one hundred feet of the proposed development boundary.
 21. Area and percentage of total site to be covered by impervious surfaces.
 22. Grading and erosion control plans, specifically including perimeter grading.
 23. Construction phase lines.
 24. Building plans showing the location, dimensions, gross floor area and proposed use of buildings.
 25. Building setback distances from property lines, abutting rights-of-way and all adjacent buildings and structures.
 26. The location, dimensions, type, composition and intended use of all ancillary structures.
 27. The location and specifications of any proposed garbage dumpsters.
 28. Cross sections and specifications of all proposed pavement.
 29. Typical and special roadway and drain sections and summaries of quantities.
 30. Plan and profiles of each proposed street, including private streets, at a horizontal scale of 50 feet or less to the inch, and a vertical scale of 5 feet or less to the inch, with existing and proposed grades indicated. These profiles must show proposed sanitary sewers, swales, water mains, and storm sewers with grades, length, and sizes indicated for each.
 31. Information sufficient to determine compliance with the landscape and tree protection regulations of this Chapter.
 32. The location, accompanied by all necessary drawings, construction plans, wiring plans, etc., of all proposed signs.
 33. The proposed number, minimum area and location of lots, if the development involves a subdivision of land.
 34. All lots shall be numbered either by progressive numbers or in blocks progressively numbered or lettered except that blocks in numbered additions bearing the same name may be numbered consecutively throughout several additions.
 35. All interior excluded parcels shall be indicated and labeled accordingly.
 36. All contiguous property shall be identified by development title, plat book and page, or if the land is unplatted it shall be so designated.
 37. The total number and type of residential units categorized according to number of bedrooms.
 38. The total number of residential units per gross acre.
 39. Location of onsite wells, if any, and wells within 200 feet of any property line, if any.
 40. Restrictions pertaining to the type and use of existing or proposed improvements, waterways, open spaces, buffer strips and the like shall require the establishment of restrictive covenants and such covenants shall be submitted with the final development plan for recordation.
 41. If the development includes private streets, an ownership and maintenance association document shall be submitted with the final development plan and the dedication contained on the development plan shall clearly indicate the roads and maintenance responsibility to the association without recourse to the city or any other public agency.
 42. If the development is to be phased for any reason, a master plan for the entire project shall be submitted with the development plan for the first phase or phases for which approval is sought. In addition, a schedule indicating approximate development phasing, including the sequence for each phase, shall be included.
 43. The manner in which historic and archaeological sites on or near the site will be protected.
- E. Review Process. The application review and approval process for Administrative approvals of development plans shall be in accordance with the application, review, and decision procedures as outlined above. Development Order application approval shall generally adhere to the following process:
1. A complete application is submitted by the applicant;
 2. Staff determines sufficiency and compliance through coordinated departmental review;

3. Once sufficiency and compliance with the City's Comprehensive Plan and Land Development Code is established the Planning Administrator shall issue a final report to the Director;
4. This report shall include the following:
 - a. Proof of completeness;
 - b. All plans and related documents;
 - c. All staff comments and reports;
 - d. A staff recommendation based on the approval criteria as outlined in subsection 102-29.7(f); and
 - e. All public comment received relating to the proposed development.
- F. Criteria. The Director may approve, approve with conditions, or deny the application, after consideration and review of the following:
 1. The development, as proposed, conforms to the comprehensive plan and is consistent with the recommendations of any applicable PUD Concept Plan, Conceptual Plats, or master plans which have been approved or accepted by the City Council;
 2. The proposed development plans, landscape plans, engineering plans, lighting plans, and other required plans conform or will conform with all applicable City codes, any engineering design standards, and other standards as set forth in this code;
 3. The development will efficiently use or will not unduly burden or deteriorate levels of service standards for the drainage, water, sewer, solid waste disposal, education, recreation, or other necessary public facilities existing, being constructed or are planned and budgeted for construction in the area;
 4. The development provides sufficient on-site storm water management improvements to meet state water quality and flood protection standards;
 5. The development will efficiently use or will not unduly burden or affect public transportation facilities, including public transit, public streets, roads, and highways which have been planned and budgeted for construction in the area,
 6. The development provides necessary and adequate vehicular circulation, pedestrian access, ingress and egress, and is configured in a manner to minimize hazards and impacts on adjacent properties and adjacent rights-of-way.
 7. The Public Services Director may require utility, drainage or other easements be accepted by City Council and recorded in the public records prior to approval of a Development Order application or administrative permit.
 8. Projects that involve a vacation of plat or release of easement may have review or approval withheld until such vacation or release of easement has been approved or recorded, as determined by the Director.
 9. The Director may attach any reasonable conditions, safeguards, limitations, or requirements to the approval of a plan which are found necessary and consistent with this section and to carry out the purposes of this Code and the Comprehensive Plan.
 10. The Director, may at his or her discretion, forward any application to the PDB for approval or review and recommendation to City Council.
- G. Final Approval. After a final development order has been issued, the applicant may, within 12 months of the issuance of the final development order, apply for the necessary construction and/or administrative permits. Following any required appeal period, the city shall issue the necessary permits if the proposed construction is consistent with the final development order.
 1. The issuance of a Development Order shall serve as authorization for an applicant to apply for construction and administrative permits only.
 - ~~1. If the application for a construction permit deviates from the final development plan the Director shall notify the applicant within five working days of the permit application.~~
- H. Development Order Expiration. Approved site development plans and associated Development Order are valid 12 months from the date of approval. Construction or administrative permits shall be applied for prior to Development Order expiration. Issuance of such construction or administrative permits shall serve to extend associated Development Order and development plan approval for the duration of the permit.
 1. An applicant may apply for a one-year extension for good cause. Such an extension may be granted for any plan approved after the effective date of this ordinance and two years prior to adoption. The extension request must be filed prior to the expiration date of plan approval. If the project is within a PUD, or a phased development, the expiration of plan approvals may differ, as established in the original approval.

2. Following issuance of construction or administrative permit(s) in conjunction with a development order, such development order and approved site development plans shall expire if the project is past the initial or extended expiration date, and if the project is considered abandoned.
 - a. Following initial permit issuance, any lack of subsequent permit issuance, permit-related inspections for a period of at least 365 days, or a lapse in construction activities on-site as documented in routine inspection reports by staff for a period of at least 365 days, shall be deemed to be prima facie evidence of the abandonment of a project and result in development order expiration.
3. Following expiration of any development order, the conditions of such development order as well as any plan approval shall be considered null and void, and such project shall only be considered upon new application, subject to most up-to-date fees and code requirements.
- I. Development Order Continuance. Following issuance of all associated certificates of occupancy for a given project, the development order and any conditions therein as well as the approved development plans and any changes approved by staff as documented in the as-built drawings and/or engineer's certification for a given project shall remain effective until such development order is amended or is superseded by any subsequent development order, construction permit, administrative permit, or change of use. Upon any of these actions, the site shall be permitted to deviate from the development order that was issued to the extent that such action is approved by staff, per the applicable codes and standards in effect at the time of application for such action.
- J.
- H. Effect of Plan Approval. Approved site development plans are valid for 12 months from the date of approval. If a Development Order extension has not been obtained prior to the expiration date, the approval expires and becomes null and void.
 1. The issuance of a Development Order shall serve as authorization for an applicant to apply for construction and administrative permits only.
 - 2.1. An applicant may apply for a one-year extension for good cause. Such an extension may be granted for any plan approved after the effective date of this ordinance and two years prior to adoption. The extension request must be filed prior to the expiration date of plan approval. If the project is within a PUD, or a phased development, the expiration of plan approvals may differ, as established in the original approval.
- +K. Pre-construction Meeting. At the discretion of the Director, Building Official, or an Administrator, the applicant may be required to schedule a preconstruction meeting where representatives of the developer, the City, contractors, and franchise utilities shall discuss the construction of the planned improvements. No work shall take place prior to the preconstruction meeting when one is required.
- +L. Development Order Amendments
 1. Site Development Plan Amendments. Plan amendments include changes to projects which impact multiple aspects of the development, may affect multiple plans, and will require multiple departmental reviews to evaluate the proposed amendment to the plan(s).
 - a. The amendment process may not be used to substantively modify the scheme of development as originally approved.
 - b. Proposed amendments that impact PUD approval criteria or conditions must receive approval of an amendment to the PUD prior to receiving approval.
 - c. Amendments may apply to projects that are under construction or phased projects that have yet to be completed.
 - d. The applicant shall submit a letter of intent, the applicable fee, the amended plan(s) and any other documentation required to review the proposed amendment.
 - e. The Director shall determine if the proposed changes to the plan can be processed as an amendment, qualify for a lesser review process or require a complete review as equivalent to the original review process.
 - f. Site Development Plan Amendments are subject to additional review and processing fees.
 2. Limited Review Revisions to an approved plan while under construction may be approved in writing by the Planning Administrator, where applicable, provided such revisions fully conform to all existing City regulation.
 - a. The limited review process shall be utilized when the proposed plan revisions meet the following:
 - (1) Does not affect the projects minimum technical requirements of this Code;
 - (2) Does not require review by multiple staff or departments;

- (3) Does not change the gross square footage of a building by more than ten percent;
 - (4) Does not adversely impact compliance with the approved plan; and
 - (5) The proposed revision will not alter the required infrastructure and improvements necessary to serve the project.
- b. The Planning Administrator, where applicable, will determine if the revision requires an approved plan revision or if the revision can be shown on the As-built Drawings.
- 3. Changes that exceed the criteria or the scope of a limited review as specified in this subsection or, as determined by the Planning Administrator, where applicable, may be processed as an amendment or as a full review in accordance with this section.

5.01.00 - WETLANDS PROTECTION

- A. The natural function of wetlands within the City shall be protected. Potential wetlands are identified in the Comprehensive Plan; however, final delineation shall be established by an independent survey conducted in accordance with the methodology set forth in the Florida Statutes.
1. Wetlands shall not be removed, altered, or destroyed, except where permitted and mitigated as required by the Florida DEP, NFWFMD, ~~and or~~ the U.S. Army Corps of Engineers. Proof of permit shall be provided ~~by to~~ the City. Areas approved for mitigation shall be protected through a conservation easement with the City as a party to the easement.
 2. A de minimus exemption may be granted by the Florida DEP, NFWFMD, ~~and or~~ the U.S. Army Corps of Engineers. Where exempted, proof of exemption shall be provided to the City.
 3. Where an applicant is exempt from permitting requirements of the State of Florida or the U.S. Army Corps of Engineers, the City shall determine whether a local development permit is required to protect the natural function of the wetlands.
- B. Setbacks required.
1. Principle buildings and all site development shall be setback from wetlands and water bodies a minimum of twenty-five (25) feet unless Florida DEP, NFWFMD and the U.S. Army Corp of Engineers provide written approval for the proposed development to encroach into the 25-foot setback.
 2. Within the required setback the following activities are permissible:
 - a. Marinas;
 - b. Piers;
 - c. Boardwalks;
 - d. Walking trails;
 - e. Riprap, but not shoreline armoring;
 - f. Installation of buoys or other aids to navigation;
 - g. Fences;
 - h. Bridges, both pedestrian and vehicular; or
 - i. Docks.
 3. Development activity which is determined by the City to be water dependent or water related may be allowed.

~~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.~~

7.01.00 - ACCESSORY STRUCTURES

7.01.01 - Generally

Any number of different accessory structures may be located on a parcel, provided that the following requirements are met, unless otherwise superseded in this Chapter.

- A. There shall be a permitted principal structure on the parcel, located in full compliance with all standards and requirements of this chapter.
- B. All accessory structures shall comply with standards pertaining to the principal use, unless exempted or superseded elsewhere in this chapter.
- C. Accessory structures shall not be located in a required buffer or landscape area.
- D. Accessory structures shall be included in all calculations of impervious surface and storm water runoff.
- E. Accessory structures shall be shown on any concept development plan with full supporting documentation.
- F. No accessory ~~structures~~ buildings used for industrial storage of hazardous, incendiary, noxious or pernicious materials shall be located nearer than 100 feet from any property line.

7.01.03 - Fences

Site Development Standards for Fences, Hedges and Walls

A. Location of fences, perimeter hedges and walls.

1. Fences, perimeter hedges and retaining walls may be located on, at, or inside the property line. All fence material must be located on, at or inside the property line, and shall not be located outside of the property line.
2. A fence located on the property line may be shared by adjacent properties.
3. Setback requirements applicable to principle buildings shall not prohibit or restrict the installation of a retaining wall.
4. Fences, perimeter hedges, and walls shall not be located within any required visibility triangle.
- ~~4-5. Fences that allow for at least 50 percent visibility through the material, including but not limited to chain link, wrought iron, or welded wire, may be placed on vacant properties for security purposes. Placement of a fence for this purpose shall not be construed to allow any additional development without the construction of a permitted principle structure on a given property.~~

B. Materials and appearance requirements.

1. Fences and walls must be constructed of wood, masonry, stone, wrought iron, chain link, vinyl, welded wire, or composite materials.
2. All fences shall be installed with the finished side facing outward, except for the following:
 - a. Where a fence cannot be constructed on the property line due to an existing fence on the adjacent property line, the finished side may face inward.
 - b. When an applicant is not granted permission to access the adjacent property to install the fence, the finished side may face inward.
3. A fence installed for security purposes in C-2 or IN zoning may include barbed wire or razor wire, provided that such wire is at least six (6) feet off the ground.

C. Electrical fencing may be installed for security purposes and shall meet the following standards:

1. Electrical fencing may be installed on top of a fence in C-2 or IN zoning districts, provided that the electrical fencing is a minimum of six (6) feet above the ground.
2. Electrical fencing may be installed in residential areas provided that such fencing shall be limited to side and rear yards and shall be contained within a fence structure.
3. All electrical fencing shall be accompanied by signs to provide a warning of the type of fence and the voltage of the fence. Warning signs shall be placed at each corner of the enclosed area; additional signs shall be placed fifteen (15) feet apart along the entire fence. Warning signs shall not exceed four (4) square feet in area each.

D. Height standards.

1. Fence and wall height shall be measured from the natural grade at the base of the fence to the topmost part of the fence, including any decorations, barbed wire, or other fixtures.
2. The maximum height for a fence on a lot line on a property zoned R-1E, R-1, R-2, R-3 or MU and adjacent to a property zoned C-1, C-2 or IN shall be eight (8) feet.
3. Fence may contain decorative columns spaced no less than six (6) feet apart that shall not exceed eight (8) feet in height.
4. Height standards provided in Table 7.01.03.

Table 7.01.03 - Standards for Fence Heights

Zoning District	Maximum Height in a Side or Rear Yard (feet)	Maximum Height in a Front Yard ^{9, 10, 11}
R-1E	8	4
R-1	8	4
R-2	8	4
R-3	8	4
MU	8	4
C-1	8	4
C-2	8	4
IN	8	6
P	8	6
E	N/A	N/A

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⁹ Fences on lots facing multiple rights-of-way may be up to 8 feet in height in any secondary front yard where the fence will not obstruct visibility from any intersection or adjacent driveway.

¹⁰ Fences that allow for at least 50 percent visibility through the material, including but not limited to chain link, wrought iron, or welded wire, may be up to 8 feet in height.

¹¹ Fences on lots containing a single family residential use, with a lot depth of 250 feet or greater, may be up to 8 feet in height in front yards up to the applicable front setback.

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7.01.05 – Ground Mounted Telecommunication Utility Structures

1. Ground mounted telecommunication utility structures that provide public or private telecommunication utilities including but not limited to cable internet, DSL, dial-up, or fiber optic services, not to include telecommunication towers subject to section 7.05.05 of this code, may be placed on vacant or improved property, subject to the following standards:
 - a. Structures shall not be placed closer than 3 feet to any property line.
 - b. Structures shall not obstruct visibility from any adjacent driveway or intersection.
 - a-c. Structures shall not modify, impede, or substantially affect any required landscape buffer in any way as to disrupt such buffer's ability to provide an audible or visual screen as required by Chapter 6 of this code.

7.02.04 - Temporary Signs

Temporary signs shall comply with the following standards.

- A. Temporary signs are permissible subject to receipt of a temporary sign permit specifying type, size, location, and duration of placement to the standards and requirements of this section. Temporary signs may be displayed for a period not exceeding ~~fifteen (15)~~ thirty (30) days.
- B. Total permitted temporary ground sign area shall not exceed a size of sixteen (16) square feet; the ground sign area allowed for monument/ground signs in Table 7.02.05.
- C. Temporary signs shall not be placed in the public right-of-way.
- D. Temporary signs shall not flash, blink, spin, or rotate.
- E. Temporary signs shall not obstruct visibility from any driveways or intersections; include banners, flags, and pennants. The placement of temporary signs shall comply with the clear visibility requirements set forth in The Crestview Engineering Standards manual. Such
- E-F. Temporary signs shall not block traffic or pedestrian visibility or constitute a vehicular or pedestrian traffic hazard.
- F-G. The placement of temporary signs shall not cause a public nuisance.
- H. Permissible temporary signs shall be firmly secured to the ground or to a building according to the requirements of the temporary permit; any applicable requirements of the Florida Building Code.
- I. Temporary signs may be attached to or cover an existing permitted sign only for the a period during which the temporary sign is permitted; not to exceed thirty (30) days.
- G-J. Temporary signs shall be maintained in good repair for the duration of the display period.

7.02.05 - Permitted Permanent Accessory Signs

- A. Permanent accessory signs shall be permitted in C-1, C-2, IN zonings, and MU zoning where there is an active business on site.
- B. Sign types allowed. A permanent accessory sign may be a ground sign to include a thirty-two (32) square foot reader board, or a building sign. Permanent accessory signs and reader board signs may be changeable copy or automatic changeable facing signs; however, facing or copy shall not rotate or change so rapidly as to cause distraction to a motorist.
- C. Permissible number area, spacing and height of permanent accessory signs: Table 7.02.05.

Table 7.02.05 - Requirements for Permanent Accessory Signs

Sign Type	Maximum Number	Maximum Sign Face Area	Sign Dimensions	Maximum Sign Height	Setback/Spacing
Wall	• Single Occupancy - 3 per façade • Multiple Occupancy - 3 per façade per tenant	• Single Occupancy-20% of façade • Multiple Occupancy-15% of façade per tenant	N/A	Not to exceed building height	N/A
Awning	No Maximum	N/A	75% of Awning Length	2 feet	N/A
Projecting/Perpendicular	1 per tenant	6 sq. ft.	Width - 4 feet	3 feet	N/A
Monument/Ground F ¹²	1 per 500 linear feet of street frontage	2 sq. ft. per linear foot of street frontage to a maximum of 240 sq. ft.	No required dimensions	24 feet	• Property lines - 5 feet • Other ground signs - 10 feet
Interstate Highway I-10 Corridor Accessory Sign ^{10F13}	1	420 sq. ft.	N/A	85 feet above the crown of Interstate Highway I-10 nearest the sign	• Front Property Line - 25 feet • Side/Rear Property Line - 50 feet • Other permanent ground sign on same site - 100 feet
Billboard ^{11F14}	1	310 sq. ft.	Width - 38 feet	30 feet	• Property lines - 10 feet • Other billboard on same side of thoroughfare - 1,500 feet
Interstate Highway I-10 Corridor Billboard ^{13, 14}	1	672 sq. ft.	Width - 48 feet	50 feet above crown of Interstate Highway I-10 nearest the sign	• Interstate I-10 Right of Way - 20 feet • Other property lines - 50 feet • Other billboard on same side of thoroughfare - 1,500 feet

¹² Signs for businesses addressed on Highway 85 and Highway 90 may be up to 30 feet in height, with a maximum sign face area of 360 sq. ft.

¹³ The Interstate I-10 corridor is defined as 1,000 feet from the Interstate Highway I-10 right-of-way.

¹⁴ Billboards of any kind are only allowed in the Commercial (C-1, C-2) and Industrial (IN) zoning districts on improved or vacant property.

7.03.00 - ACCESSORY DWELLINGS

7.03.01 - Detached Accessory Dwellings in Residential Zoning Districts

- A. Purpose.
1. The Purpose of this section is to ensure a wide variety of housing choices to city residents and allow opportunities for extended family living.
 2. This section provides for detached accessory dwellings, also called accessory apartments, guesthouses, mother-in-law suites, or similar low intensity second housing unit.
 3. The intent of this section is to ensure that the establishment of a detached accessory dwelling in a residential zoning district maintains compatibility of the area by minimizing or avoiding potential negative impacts from a secondary dwelling unit.
- B. Applicability. Accessory dwelling units are permissible in R-1E, R-1, R-2, R-3 and MU when established in compliance with the standards set forth in this section.
- C. No more than one (1) accessory dwelling shall be established on any lot, parcel or tract of land.
- D. Standards for a detached accessory dwelling.
1. A detached accessory dwelling shall not be allowed on a property where the principle structure is a mobile home, trailer, or of any construction that is not a site-built structure.
 2. A detached accessory dwelling shall be held to and reviewed against all applicable building codes, fire codes, and life safety codes required for any new construction dwelling unit.
 3. Any detached accessory dwelling shall comply with all site development standards for principle dwelling structures required by the zoning district, with the following exceptions:
 - a. Detached accessory dwellings may be placed according to the standards for Accessory Buildings in section 7.01.02.
 - b. Detached accessory dwellings may be less than 20 feet in width.
 4. ~~Design standards, roof style and materials, and architectural style of the detached accessory dwelling shall be consistent with the principle dwelling~~ Accessory dwellings shall be site-built or attached to a concrete slab and shall be built in accordance with the Florida Building Code, Residential.
 5. One (1) additional parking space shall be provided. Where on-street parking is established for the neighborhood, on-street parking may be counted to meet this requirement.
 6. A detached accessory dwelling shall not exceed 900 square feet or forty (40) percent of the total living area of the principle dwelling on the site, whichever is greater.
 7. The existence of a detached accessory dwelling shall not be construed to allow for additional accessory structures on any lot, parcel, or tract of land beyond the number and type of accessory structures permissible with the principle dwelling.
 8. There shall be no additional signage to identify the detached accessory dwelling, other than the signage permissible for the principle dwelling.
 9. There shall be no additional mailbox, exterior utility equipment, or other evidence of a detached accessory dwelling unit. A detached accessory dwelling unit shall not have separate metered utility service, except as otherwise provided in the Florida Building Code, Current Edition.

7.04.00 - HOME OCCUPATIONS

Home occupations may be permitted as an accessory use in a lawfully established dwelling unit located in the R-1E, R-1, R-2, R-3, and MU zoning districts. The standards for home occupations are intended to ensure compatibility with other permitted use and with the residential character of the neighborhood.

- A. The following and similar scope of uses shall be considered home occupations:
1. An office, such as for professionals and general business.
 2. Instruction for teaching, such as, but not limited to, academic tutoring, performing arts, or fine arts, provided that no more than two (2) students are instructed at any one (1) time.
 3. Administrative or clerical support service, such as transcription, court reporting, stenography, notary public, or word processing, data entry or addressing services.
 4. Authors, composers, or creators of intellectual property.
 5. Telephone answering services.
 6. Beauty salons, barber shops, nail technicians, or similar personal service, limited to one (1) chair or station.
 - ~~6-7.~~ In-home daycare.
 - ~~7-8.~~ Similar uses: An interpretation that a use is similar shall be based on the activities and low level of impact normally associated with the proposed use and similarity of those activities and impacts with those of a listed use.
- B. The following uses are specifically prohibited as home occupations:
1. Appliance and motor repairs (small or large).
 2. Automotive, vehicle, or watercraft repairs.
 3. Florist.
 4. Veterinary clinic.
 5. Medical office accompanied by patient foot traffic for a doctor, dentist, or other medical practitioner.
 6. Repair of radios, televisions, computers, CD or DVD players, or other similar equipment.
 7. Any occupation involving hazardous materials.
 8. Restaurants.
 9. Any other occupation that does not meet the standards set in 7.04.00.
- C. All home occupations shall comply with the following standards:
1. A home occupation shall be required to have a City Business Tax Receipt (BTR). There shall be one (1) BTR for each business conducted in the dwelling.
 2. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes and shall not change the residential character of the structure.
 3. Not more than twenty-five (25) percent of the habitable floor area of the dwelling unit shall be used in the conduct of the home occupation in R-1E, R-1, R-2, or R-3. MU may have up to thirty-five (35) percent of the habitable floor area of the dwelling unit for the home occupation.
 4. There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of such home occupation including outside storage or signs pertaining to the home occupation. However, one (1) unlighted nameplate, not more than one (1) square foot in area, may be attached to the front wall of the dwelling unit identifying the name of the business which constitutes the home occupation.
 5. No home occupation shall be conducted in any accessory building, except for the permissible parking of vehicles in a garage or carport.
 6. No open storage of equipment shall be permitted except that which is of a quantity and configuration normally used for purely domestic purposes.
 7. The home occupation shall not generate noise, vibration, glare, fumes, odors, or electrical interference to adjacent properties.
 8. Up to two (2) passenger vehicles, which may be commercially marked, are permissible in association with the home occupation. All permissible vehicles shall be parked within a lawful garage, lawful carport, or on the driveway. However, vehicles with a primary purpose of commercial use are prohibited; such vehicles include well-drilling trucks, tow-trucks, cement mixers, semi-trailers, tractors, refrigerated trucks or vans, graders, or other earth moving equipment. Lawn equipment trailers and similar vehicles are permissible provided that they are screened from public view and limited to one (1) per dwelling. Taxi cabs may be permissible, provided that all such vehicles can be parked within a garage, or carport, or on the driveway.

9. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood. The basis for evaluating traffic generated shall be data available from the Institute of Transportation Engineers.
10. Any need for parking generated by the conduct of such home occupation shall be met by the parking areas serving the residential use, such as the driveway, garage, or carport. No vehicle shall block access to the driveway, pedestrian movement on a sidewalk, or be parked in public right-of-way.

7.05.07 – Food Truck Sites

- A. Sites ~~designated to maintain~~ ing one or more ~~than one~~ stationary food truck spaces, which may or may not also include other site development features, such as parking, seating, or any other accessory and amenity structures are allowed with the following restrictions and/or requirements:
1. Zoning. Food Truck Site developments are permitted in MU, C-1, C-2 and IN zoning districts.
 2. General site development requirements shall be the same as what is required for the underlying zoning district, with the following exceptions:
 - a. Food truck spaces and any additional structures shall be setback a minimum three feet from any side or rear property line when the development site is not within the Downtown Overlay District, or otherwise be setback the distance of any required landscape buffers.
 - b. Food truck spaces, and any additional structures shall be placed at least 5 feet from any other space or structure.
- ~~3. Drive thru service is prohibited.~~
- ~~4.3.~~ Minimum Parking Requirements; Location. The parking and loading requirements shall be as follows:
- a. Two parking spaces required for each food truck space, except:
 - (1) If the development site is inside the Downtown Overlay District or On-Street Parking District.
 - (2) If the development site is within 250 feet of the Downtown Overlay District or On-Street Parking District.
 - (3) The applicant may provide a shared parking agreement from adjacent developments, where such shared parking does not impact the adjacent development's ability to meet their parking requirement.
 - b. The provision of parking spaces and passenger loading areas for persons who have disabilities is governed by Chapter 553, Florida Statutes.
 - c. Bicycle and pedestrian ways are required, to the standards of Section 8.05.00 of this code.
- ~~5.4.~~ Landscaping and Buffering. A landscaping plan is required to the following standards for landscaping and buffering, which supersede the general landscaping requirements in Chapter 6:
- a. At least 50% of a given site area must remain open greenspace. A variety of trees, shrubs, bushes or other vegetation must be placed in greenspace areas.
 - ~~b.~~ When development abuts a property containing a one-, two- or three-family dwelling, a minimum required landscaped buffer of seven and one-half (7.5') shall be required. A greater sized buffer may be required by staff if deemed necessary to protect adjacent property from noise, lights, or other nuisance factors.
- ~~b-c.~~ Food Truck Sites located within the Downtown Overlay District shall be exempt from the landscaping requirements of Chapter 6, as well as the above additional landscaping requirements.
- ~~6.5.~~ Alcohol controls. If alcohol is to be sold on-site, controls are required as per the applicable state regulatory agency. The type, design, and appearance requirements of any required controls will be determined during the site plan review process.
- ~~7.6.~~ Utilities. A utility plan showing proposed location and design for water and sewer services, as well as location of any required grease traps shall be provided for each site.
- ~~8.7.~~ Outdoor Refuse Collection and Storage Areas. No outdoor refuse collection or storage area shall be located in a front setback area, and all such areas shall maintain a minimum setback of three feet from any lot line and shall be enclosed and on a paved or concrete surface.
- ~~9.8.~~ Food trucks housed on approved food truck sites are required to have a City BTR but are not required any other City permits.
- ~~10.9.~~ Any noise-generating activity present on the food truck site is subject to the noise regulations in Sec. 30-1 of the Code of Ordinances.
- ~~11.10.~~ Restrooms. Restrooms are required as part of a food truck site, except when public restroom facilities are available within 250 feet of the development site.
- ~~12.11.~~ Site and Development Plan Review.
- a. For new developments on vacant or unimproved property, a development order is required as per the procedures set in Chapter 3 of this code.

- b. For modifying existing site developments to add the food truck site use, or add food truck spaces, an administrative permit is required as per the procedures set in Chapter 3 of this code to determine compliance with the requirements of this section.
 - (1) Proposed food truck sites on existing developed sites shall not cause any additional impact to city services (water, sewer, stormwater, etc.) outside of the impacts approved for the original development order issued.
 - (2) Proposed food truck sites on existing developed sites shall not cause the site to become non-compliant with the site requirements of the original development order issued (parking count, traffic flows, pedestrian ways, etc.).

7.05.08 – Townhouses

- A. A townhouse is a multi-story single-family dwelling unit attached horizontally to at least one (1) dwelling unit, in a building containing at least three (3) units by a common wall that meets the appropriate standards of the Florida Building Code and any applicable fire codes.
- B. Townhouse buildings shall sit across multiple lots, with each aforementioned common wall sitting on top of and parallel to the side property lines. Setback requirements shall apply as per the zoning district as the townhouse building relates to the outermost property line for a given project and from any new public or private rights-of-way created as part of the townhouse project.
- C. Townhouses and townhouse developments are allowed in the R-3 and MU zoning districts.
- D. Requirements for townhouse developments
 - 1. The minimum lot area for an individual townhouse unit is 700 s.f.
 - 2. The minimum lot width for all individual townhouse units is twenty (20) feet.
 - 3. Townhouse buildings shall be separated a minimum distance of ten (10) feet.
 - 4. A six (6) foot tall fence shall be provided where a townhouse development abuts a property currently used for single-family or duplex development. The finished side of the fence shall face outward. No fence is required where an alley separates the townhouse development from the single-family or duplex development. Each portion of the fence shall be the property of the owner of the townhouse lot on which it is located; such owner is responsible for maintenance of that portion of the fence.
 - 5. There shall be a maximum of ten (10) individual townhouse units within one (1) structure.

7.06.00 - TEMPORARY USES

7.06.01 - Temporary Vendors

~~A.~~ Applicability. Temporary vendors conducting retail sales or displays are permissible as a temporary use in the MU, C-1, C-2 and IN zoning districts, in accordance with the standards of this section.

~~B.~~ Temporary vendors conducting retail sales or displays in conjunction with a permitted special event are exempt from the requirements of this section.

~~A-C.~~ Temporary vendors conducting retail sales or displays are not permitted on public property unless in conjunction with a permitted special event.

~~B-D.~~ Unless otherwise specified, temporary uses subject to this section shall not exceed fifteen (15) days in any one (1) month.

~~C-E.~~ Temporary vending permits expire one (1) year after approval.

~~D-F.~~ A temporary vending permit shall be required for any temporary vendor operating within the City limits of Crestview.

~~E-G.~~ Applicants must also provide the following along with their application for the temporary vending permit:

1. Copies of all applicable state licenses.
2. Written permission from the property owner and the business owner of the site on which temporary vending is proposed.
3. A site plan indicating the following:
 - a. The location of all existing and proposed structures on-site.
 - b. The structural dimensions and locations in relation to property lines,
 - c. The zoning district setback lines,
 - d. Locations of any temporary sanitary facilities (portable toilets) and waste disposal.
 - e. Parking areas,
 - f. Signage,
 - g. Means of ingress and egress for vehicular and pedestrian traffic,
 - h. Any additional information necessary to portray the property and proposed use,
 - i. A description of the proposed use
4. A signed and notarized hold-harmless agreement.

~~F-H.~~ Temporary Auto Sales.

1. Temporary vending involving the sale of automobiles is permitted under this section, provided the applicant for the temporary sale of automobiles shall have a permanent business location within the city limits of Crestview, and shall have a valid City Business Tax Receipt.

8.03.00 - ACCESS MANAGEMENT

Street arrangement and layout shall meet the following standards.

- A. The arrangement, character, extent, width, grade and location of all streets shall be consistent with the existing street network, and with the Crestview Engineering Standards Manual, Current Edition.
- B. The arrangement of streets shall either:
 1. Provide for the continuation or appropriate projection of existing planned or platted streets in surrounding areas; or
 2. Conform to a plan for the neighborhood approved or adopted by the City to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impractical.
- C. In a subdivision of 50 or more lots ~~where the property abuts more than one existing street or right-of-way, there shall be at least two connections made to any existing public streets or rights of way.~~
 - ~~1. If such conditions exist that preclude this possibility (such as wetlands or existing developments with no existing connection), then the streets should be laid out in a configuration to provide a means of ingress and egress to as many lots as can be accommodated.~~
 - ~~2. The Community Development Services Director shall have the final approval authority on all street layout designs.~~
 - 3.1. If a connection is made to an existing right of way with no existing roadway, then a Memorandum of Understanding shall be developed between the City and the developer to provide physical access through said right of way.
- D. When a project site abuts two (2) or more City Streets, access shall be from the city street with the lower functional classification. Where the City determines that other access standards preclude placement of a drive on the street with the lower functional classification, an alternate design may be approved.
 1. When the development abuts on a City street and a State Highway, the primary connection shall be made to the City street. A right in - right out only connection may be made on the State Highway with FDOT approval.
- E. The separation between access points on State-maintained roads shall be in accordance with the Florida Department of Transportation (FDOT) rules. On roads that are not maintained by the State, the separation between access points onto arterial and collector roadways, or between an access point and an intersection of an arterial or collector with another road, shall be as shown in Table 8.03.00.

Table 8.03.00 - Access Separation

Functional Class of Road	Distance between access points (feet)
Minor collector	20
Major collector	100
Minor arterial	150
Major arterial	200

- F. The distance between access points shall be measured from the centerline of the proposed driveway or roadway to the centerline of the nearest adjacent roadway or driveway.

8.04.00 - STREET ACCESS AND DRIVEWAY DESIGN REQUIREMENTS

- A. All ingress and egress driveways onto a City street shall be located to allow the greatest degree of safety to both pedestrian and vehicular traffic on a City street. All proposed development must meet these standards for vehicular access and circulation:
 1. Access design shall ensure that an entering standard passenger vehicle will not encroach upon the exit lane of a two-way driveway.
 2. Access design shall ensure that a right-turning exit vehicle shall be able to see only the first through traffic lane available without encroaching into the adjacent through lane.
 3. There shall be sufficient onsite storage to accommodate queued vehicles waiting to park or exit without using any portion of the street right-of-way or in any other way interfering with street traffic.

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 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~~ be located no closer to the right-of-way line of a street intersection than the required or effective front setback distance from such right-of-way.
 5. Where two (2) or more driveways connect a single development site to any one (1) City street, a minimum clear distance of fifty (50) feet, measured along the curb line of the proposed driveway curb radii, shall be provided.
 6. Opposing driveway intersections.
 - a. Opposing driveway intersections for uses other than a single-family dwelling shall be located directly across from each other along City streets.
 - b. If conditions prohibit locating a proposed driveway intersection directly opposite an existing or proposed driveway intersection along a City street, the offsets between the existing and proposed intersections shall be a minimum of one hundred fifty (150) feet.
 7. Driveways shall be located and designed to ensure that vehicles do not back onto any right-of-way, except for driveways serving a single-family dwelling in single-family developments and residential zoning districts.
- B. Driveway Design.
1. Depressed curbing may be required across driveway openings, in order to promote the continual flow of street stormwater runoff.
 2. Driveways shall intersect the City street at an angle as near ninety (90) degrees as site conditions permit, and in no case shall be less than seventy-five (75) degrees.
 3. All driveway aprons shall be paved from the existing or proposed edge of pavement back to the existing or proposed right-of-way line. Paving within this area shall comply with the City's paving specifications as set forth in the Crestview Engineering Standards Manual.
 4. Driveways located within a state or county right-of-way shall be designed in accordance with State or County Standards.

9.01.09 – Condemnation Relief.

- A. Intent. It is the intent to provide relief to the owners of land affected by roadway condemnation by allowing a relaxation of requirement of land use regulations which are necessary for reasonable use of the property and to provide relief where, as a result of land acquisition for condemnation purposes, substandard parcels are created, existing structures are rendered nonconforming, available parking area reduced, or use of property is otherwise curtailed.
- B. Applicability. This is meant to be applied where strict enforcement of this Land Development Code would have the effect of increasing the cost of land acquisition to the condemning authority and/or causing hardship to the landowner.
- C. Requirements.
1. Existing use areas which are not within the part taken, but, because of the taking, do not comply with the setback, buffer, minimum lot requirements, lot coverage, stormwater management, parking, open space, and landscape provisions of this Unified Land Development Code, shall not be required to be reconstructed to meet such requirements and the remainders shall be deemed thereafter to be conforming properties. The exemption thus created shall constitute a covenant of compliance running with the use of the land.
 2. Any conforming building, vehicular use area, or other permitted use taken either totally or partially may be relocated on the remainder of the site without being required to comply with the setback and other provisions of this Unified Land Development Code except that the relocated building, vehicular use area, or other permitted use shall be set back as far as is physically feasible without reducing the utility or use of the relocated building, vehicular use of the relocated building, vehicular use area, or other permitted use below its pretaking utility or use. The exemption thus created shall constitute a covenant of compliance running with the land.
 3. Any properties in category (C)(1) or (C)(2) of this section which are thereafter destroyed, or partially destroyed, may be restored.
 4. As to the exemptions in subsections (C)(1) and (C)(2) of this section, either the condemning authority or the landowner or both of them, after proper notification to the land owner, may apply in writing to the director for a determination that the granting of the exemption will not result in a condition dangerous to the health, safety, or welfare of the general public. The director shall, within 30 days of the filing of the application, determine whether or not the waiver of the setback requirement granted by this section will endanger the health, safety, or welfare of the general public. If the director determines that the granting of the exemption under this section will not constitute a danger to the health, safety, or welfare of the general public, the director shall issue a signed letter to all parties granting waivers. The letter shall specify the details of the waiver in a form recordable in the public records of the city. If the application is denied, the director shall issue a signed letter to the applicant specifying the specific health or safety ground upon which the denial is based.
 5. Any development permits or variances necessary to relocate building, vehicular use areas, or permitted uses taken or partially taken can be applied for by the condemning authority and/or landowners and administratively granted for the property in question.
 6. Any legally nonconforming existing land use which, as a result of the taking or reconstruction necessitated by the taking, would be required to conform shall continue to be a legally nonconforming land use.

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Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: January 2, 2024

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 1/2/2024
SUBJECT: 1. Preliminary Plat: Old Bethel Road Subdivision

BACKGROUND:

Staff received the initial application for the Old Bethel Road subdivision on February 28th, 2023. It has since gone through staff review and all major comments have been addressed. The remaining comments are minor and will not affect the overall layout and scope proposed on the provided preliminary plat documents.

DISCUSSION:

This subdivision is proposed just south of the city water tower on Old Bethel Road, north of the cemetery. With a connection to Old Bethel Road. The subdivision proposes 82 lots, which is within the allowed density provided by the zoning district and future land use designation.

If any amendments are made to modify the layout herein proposed, the plat will come back through the Board and Council for approval.

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

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

FINANCIAL IMPACT

Approval of this conceptual plat will have a positive future impact on the City including: impact fees, building permits fees, and utility usage fees.

RECOMMENDED ACTION

Staff respectfully requests a motion to recommend approval of the preliminary plat to the City Council.

Attachments

1. 22DE10050-Old Bethel Road Preliminary Plat 11-17-23

OLD BETHEL SUBDIVISION

A RESIDENTIAL SUBDIVISION SITUATED IN SECTION 1, TOWNSHIP 3 NORTH, RANGE 24 WEST, IN THE CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____.

SHEET INDEX
1) DEDICATIONS, CERTIFICATIONS, DESCRIPTION
2) BOUNDARY LOCATION INFORMATION

PREPARED BY:



OWN
Engineering beyond.™

35008 Emerald Coast Parkway
Suite 204
Destin, FL 32541
850.714.8100
weareown.com

FORMERLY ANDERSON ENGINEERING

PREPARED: NOVEMBER 2023
SHEET 1 OF 2

SYMBOL LEGEND

●	FOUND IRON ROD AS NOTED
⦿	FOUND NAIL AND DISC AS NOTED
■	FOUND CONCRETE MONUMENT AS NOTED
□	SET PERMANENT REFERENCE MONUMENT (5/8" X 24" IRON ROD WITH 3" ALUMINUM CAP STAMPED AE INC LB #8259 P.R.M.)
○	SET PERMANENT REFERENCE MONUMENT (NAIL AND DISC STAMPED P.R.M. LB #8259)
⊙	SET PERMANENT CONTROL POINT (NAIL AND DISC STAMPED P.C.P. LB #8259)
=====	PLAT BOUNDARY
=====	LOT LINE
-----	EASEMENT LINE
-----	BUILDING SETBACK LINE
-----	WETLANDS
-----	WETLANDS BUFFER
-----	CENTERLINE

ABBREVIATION LEGEND

P.B.	PLAT BOOK
P.G.	PAGE
NO I.D.	NO IDENTIFICATION
L.B.	LICENSED BUSINESS
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
F.C.M.	FOUND CONCRETE MONUMENT
F.I.R.	FOUND IRON ROD
F.N.D.	FOUND NAIL AND DISC
R/W	RIGHT-OF-WAY
S/D	SUBDIVISION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
MIN.	MINIMUM
FFE	FINISHED FLOOR ELEVATION
R	RADIUS
L	LENGTH
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
BSL	BUILDING SETBACK LINE
N.R.	NON-RADIAL
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
NAD 83	NORTH AMERICAN DATUM OF 1983

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ARETE CAPITAL GROUP, LLC UNDER THE LAWS OF THE STATE OF FLORIDA AND AS OWNER OF THE LANDS HEREON PLATTED AS OLD BETHEL SUBDIVISION, DOES HEREBY DEDICATE IN FEE SIMPLE, ALL STREETS AND RIGHTS-OF-WAY AS SHOWN HEREON TO THE CITY OF CRESTVIEW, AND DOES ALSO DEDICATE ALL COMMON AREAS TO THE OLD BETHEL SUBDIVISION HOMEOWNERS ASSOCIATION INC., DOES ALSO HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON TO OLD BETHEL SUBDIVISION HOMEOWNERS ASSOCIATION INC., DOES ALSO HEREBY RESERVE UNTO THE CITY OF CRESTVIEW WATER AND SEWER DEPARTMENT AND ITSELF AN EASEMENT FOR INGRESS/EGRESS, DRAINAGE, AND UTILITIES OVER ALL RIGHTS-OF-WAY, EASEMENTS AND COMMON AREAS AS SHOWN HEREON. FURTHERMORE, ARETE CAPITAL GROUP, LLC DOES HEREBY GRANT A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF INSTALLATION, MAINTENANCE, AND REPAIR OF VARIOUS UTILITIES, INCLUDING, BUT NOT LIMITED TO CENTURY LINK, COX COMMUNICATIONS, FLORIDA POWER & LIGHT COMPANY, OKALOOSA GAS DISTRICT, AND CITY OF CRESTVIEW WATER AND SEWER DEPARTMENT, OVER THE RIGHTS-OF-WAY, COMMON AREAS AND UTILITY EASEMENTS AS SHOWN HEREON. ARETE CAPITAL GROUP, LLC DOES HEREBY REQUEST THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

WINSTON CHOU
MANAGING PARTNER

WITNESS (SIGNATURE)

WITNESS (SIGNATURE)

ACKNOWLEDGEMENT TO DEDICATION

STATE OF FLORIDA, COUNTY OF OKALOOSA

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 20____, BEFORE ME BY PHYSICAL PRESENCE, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED WINSTON CHOU, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO HAD EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND AS MANAGING PARTNER OF ARETE CAPITAL GROUP, LLC ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED.

MY COMMISSION EXPIRES: _____

TITLE OPINION

IT IS THE OPINION OF THE UNDERSIGNED ATTORNEY AT LAW, LICENSED IN THE STATE OF FLORIDA, THAT TITLE TO THE LANDS DESCRIBED HEREON IS IN THE NAMES OF THE DEDICATOR AS SHOWN HEREON AND THAT THERE ARE NO UNSATISFIED MORTGAGES ON THE LAND.

SIGNATURE

PRINTED NAME AND TITLE

APPROVAL OF CITY COUNCIL

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA AND APPROVED BY THEM ON THE _____ DAY OF _____, 20____.

MAJOR

ATTEST BY: CITY CLERK

CITY CLERK VERIFICATION

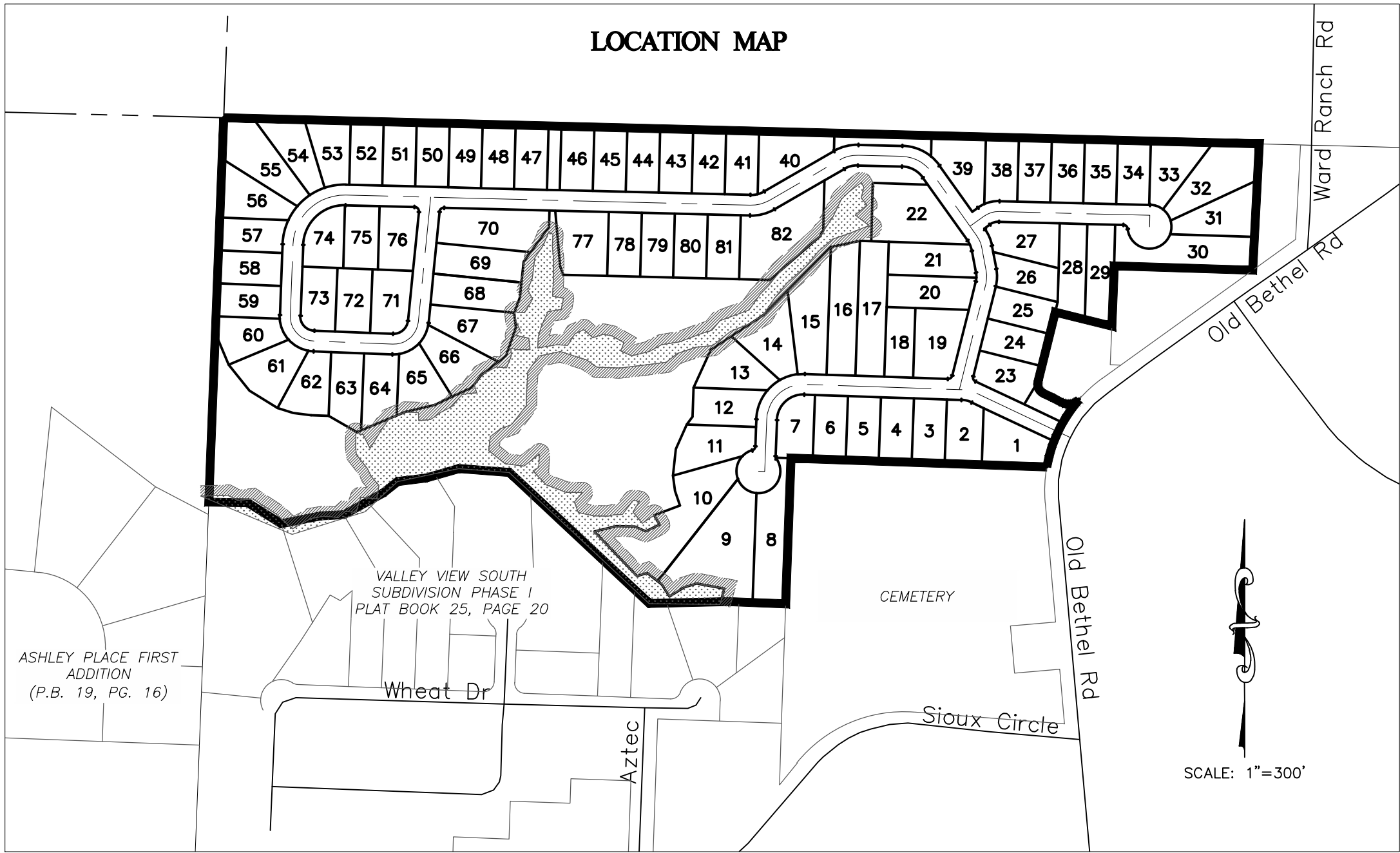
THE UNDERSIGNED HEREBY ATTESTS THAT THIS PLAT WAS GRANTED FINAL APPROVAL BY THE CITY COUNCIL IN SESSION ASSEMBLED ON THE DATE MENTIONED ABOVE AS A MATTER OF PUBLIC RECORD.

CITY CLERK

CITY ENGINEER'S CERTIFICATE

THE UNDERSIGNED CERTIFIES THAT THE SUBDIVISION, AS IT APPEARS ON THIS PLAT, CONFORMS TO THE APPLICABLE REGULATIONS RELATING TO THE SUBDIVISION OF LAND AND IS ACCORDINGLY APPROVED. BY SUCH APPROVAL, THE UNDERSIGNED DOES NOT CERTIFY AS TO THE CORRECTNESS OF THE BOUNDARY, STREET, OR OTHER LINES SHOWN ON THIS PLAT.

APPROVED:
CITY ENGINEER, CITY OF CRESTVIEW



DESCRIPTION

PART OF A TRACT OF LAND DESCRIBED IN BOOK 3281, PAGE 1849 OF THE OFFICIAL RECORDS OF OKALOOSA COUNTY, FLORIDA, BEING PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND CONCRETE MONUMENT (NO IDENTIFICATION) AT THE NORTHWEST CORNER OF SECTION 1, AFORESaid; THENCE SOUTH 88°33'19" EAST, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 2511.96 FEET TO A FOUND 1 1/2" DIAMETER IRON PIPE AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE OFFICIAL RECORDS, BOOK 3412, PAGE 588; THENCE DEPARTING SAID NORTH LINE, SOUTH 3°00'34" WEST ALONG THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 306.75 FEET TO A FOUND 1 1/2" DIAMETER IRON PIPE, SAID IRON PIPE LOCATED ON THE NORTHWESTERLY RIGHT OF WAY LINE OF OLD BETHEL ROAD (66 FOOT WIDE RIGHT OF WAY), ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN OFFICIAL RECORDS, BOOK 3170, PAGE 3131; THENCE NORTH 88°12'18" WEST ALONG THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 335.79 FEET TO A FOUND IRON ROD (LB #4028 CAP) AT THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 2°19'45" WEST ALONG THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 146.40 FEET TO A FOUND IRON ROD (LB #4150 CAP) AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN OFFICIAL RECORDS, BOOK 2792, PAGE 4811; THENCE NORTH 75°58'44" WEST ALONG THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 141.06 FEET TO A FOUND IRON ROD (NO IDENTIFICATION) AT THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 14°01'16" WEST ALONG THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 173.80 FEET TO A FOUND IRON ROD (LB #4150 CAP); THENCE ALONG THE SOUTH LINE OF SAID TRACT OF LAND ON A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN INTERIOR ANGLE OF 81°49'39", AND AN ARC LENGTH OF 35.70 FEET (CHORD BEARING SOUTH 26°53'33" EAST, 32.75 FEET) TO A FOUND IRON ROD (LB #4150 CAP); THENCE CONTINUING ALONG THE SOUTH LINE OF SAID TRACT OF LAND ON A REVERSE CURVE HAVING A RADIUS OF 325.00 FEET, AN INTERIOR ANGLE OF 8°09'59", AND AN ARC LENGTH OF 46.32 FEET (CHORD BEARING SOUTH 63°43'23" EAST, 46.28 FEET) TO A FOUND IRON ROD (LB #4150 CAP); THENCE ALONG SAID SOUTH LINE ON A REVERSE CURVE HAVING A RADIUS OF 35.00 FEET, AN INTERIOR ANGLE OF 78°58'11", AND AN ARC LENGTH OF 48.24 FEET (CHORD BEARING NORTH 80°52'30" EAST, 44.51 FEET) TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF SAID OLD BETHEL ROAD; THENCE ALONG SAID RIGHT OF WAY ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 336.20 FEET, AN INTERIOR ANGLE OF 31°25'07", AND AN ARC LENGTH OF 184.36 FEET (CHORD BEARING SOUTH 25°40'51" WEST, 182.06 FEET) TO A FOUND IRON ROD (ILLEGIBLE CAP) AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE OFFICIAL RECORDS, BOOK 2494, PAGE 4825; THENCE NORTH 88°03'12" WEST ALONG THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 620.88 FEET TO A FOUND 4" X 4" LIGHTER WOOD POST AT THE NORTHWEST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 2°06'03" WEST ALONG THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 353.79 FEET TO THE NORTHEAST CORNER OF VALLEY VIEW SOUTH SUBDIVISION AS SHOWN IN PLAT BOOK 25, PAGE 20 OF THE OFFICIAL RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION THE FOLLOWING 12 COURSES: THENCE NORTH 87°47'05" WEST, 139.41 FEET; THENCE SOUTH 88°38'44" WEST, A DISTANCE OF 191.29 FEET; THENCE NORTH 46°53'27" WEST, A DISTANCE OF 465.12 FEET; THENCE NORTH 85°33'20" WEST, A DISTANCE OF 122.48 FEET; THENCE SOUTH 73°49'04" WEST, A DISTANCE OF 82.82 FEET; THENCE SOUTH 82°58'51" WEST, A DISTANCE OF 69.46 FEET; THENCE SOUTH 51°53'22" WEST, A DISTANCE OF 44.20 FEET; THENCE SOUTH 61°01'55" WEST, A DISTANCE OF 110.04 FEET; THENCE SOUTH 87°07'15" WEST, A DISTANCE OF 55.30 FEET; THENCE SOUTH 78°54'42" WEST, A DISTANCE OF 98.43" TO A FOUND IRON ROD (LB #3501), THENCE NORTH 57°47'54" WEST, A DISTANCE OF 95.29 FEET TO A FOUND IRON ROD (LB #3501); THENCE NORTH 88°56'18" WEST, A DISTANCE OF 94.92 FEET TO A FOUND IRON ROD (NO IDENTIFICATION), AND THE NORTHWEST CORNER OF SAID SUBDIVISION, ALSO BEING A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 1; THENCE NORTH 2°15'19" EAST ALONG SAID SECTION LINE, A DISTANCE OF 932.98 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 47.00 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- NOTICE: PURSUANT TO FLORIDA STATUTES, CHAPTER 177.091(28): ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 24 WEST, SAID LINE BEARING SOUTH 88°33'19" EAST AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
- THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP NUMBER 12091C0165J, WHICH BEARS AN EFFECTIVE DATE OF MARCH 9, 2021 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- THE CAPTIONS WHICH APPEAR OUTSIDE THE PLATTED SUBDIVISION ARE FOR CONVENIENCE ONLY. NO CONVEYANCE OR PROMISE TO CONVEY ANY LANDS OR ANY INTEREST IN LANDS OUTSIDE THE SUBDIVISION IS INTENDED OR IMPLIED.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY.
- INES EXTENDING FROM CURVED LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- THIS PLAT HAS BEEN PREPARED FROM A PREVIOUS BOUNDARY SURVEY OF THE SUBJECT PROPERTY PREPARED BY THIS FIRM AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS DEFINED IN FLORIDA ADMINISTRATIVE CODE 5J-17 PER FLORIDA STATUTES CHAPTER 472.027. ANDERSON ENGINEERING, INC. SURVEY NO. 22DE10050-BT.
- JURISDICTIONAL WETLANDS SHOWN HEREON WERE FLAGGED BY BIOME CONSULTING GROUP AND LOCATED IN THE FIELD BY ANDERSON ENGINEERING, INC.
- THE NORTHINGS AND EASTINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE, NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
- LOT CORNERS WILL BE SET WITH 1/2"x18" IRON RODS WITH CAPS STAMPED LB# 8259 WHEN IMPROVEMENTS ARE COMPLETE OR WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE PER OWNER'S TITLE POLICY AS ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 1271836, DATED MAY 18, 2022 AT 11:00 PM.
THIS PROPERTY IS SUBJECT TO THE FOLLOWING EXCEPTIONS:
 - OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEEDS (AS RECORDED IN OFFICIAL RECORDS BOOK 578, PAGE 816, AND AS RECORDED IN OFFICIAL RECORDS BOOK 635, PAGE 534 PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA).
 - COVENANTS, CONDITIONS, AND RESTRICTIONS, WHICH CONTAIN PROVISIONS CREATING EASEMENTS (AS RECORDED IN OFFICIAL RECORDS BOOK 1274, PAGE 1851, PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA).

COMMUNITY DEVELOPMENT SERVICES MANAGER

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT CONFORMS TO THE GENERAL ENGINEERING STANDARDS AND MEETS PLAT SPECIFICATIONS SET FORTH BY THE CITY OF CRESTVIEW CODE OF ORDINANCES.

COMMUNITY DEVELOPMENT SERVICES MANAGER

LOCAL PLANNING AGENCY

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE LOCAL PLANNING AGENCY OF THE CITY OF CRESTVIEW, FLORIDA, AND WAS APPROVED BY THEM ON THE _____ DAY OF _____, 20____.

LPA CHAIRMAN OR LPA VICE CHAIRMAN

COUNTY SURVEYOR

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT WAS REVIEWED BY THE OKALOOSA COUNTY SURVEYOR AND MEETS THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AND WAS APPROVED BY HIM ON THE _____ DAY OF _____, 20____.

CLAYTON M. JOHNSON, PROFESSIONAL SURVEYOR AND MAPPER #7178
OKALOOSA COUNTY SURVEYOR

CERTIFICATION BY TAX COLLECTOR

I, BEN ANDERSON, DO HEREBY CERTIFY THAT TAXES HAVE BEEN PAID FOR THE TAX YEAR OF _____ FOR THE PROPERTY DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE AS OF THE _____, DAY OF _____, 20____.

BEN ANDERSON, TAX COLLECTOR, OKALOOSA COUNTY, FLORIDA

CLERKS CERTIFICATE OF RECORDING

I, JD PEACOCK II, CLERK OF THE CIRCUIT COURT, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, 20____.
IN PLAT BOOK _____ PAGE _____

JD PEACOCK II
CLERK OF THE CIRCUIT COURT

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA, COUNTY OF OKALOOSA

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

GREGORY B. BOWERS
FL P.S.M. NO. 7181
ANDERSON ENGINEERING, INC. L.B. NO. 8259

DATE

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

PRELIMINARY

OLD BETHEL SUBDIVISION

A RESIDENTIAL SUBDIVISION SITUATED IN SECTION 1, TOWNSHIP 3 NORTH, RANGE 24 WEST,
IN THE CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

PREPARED BY:

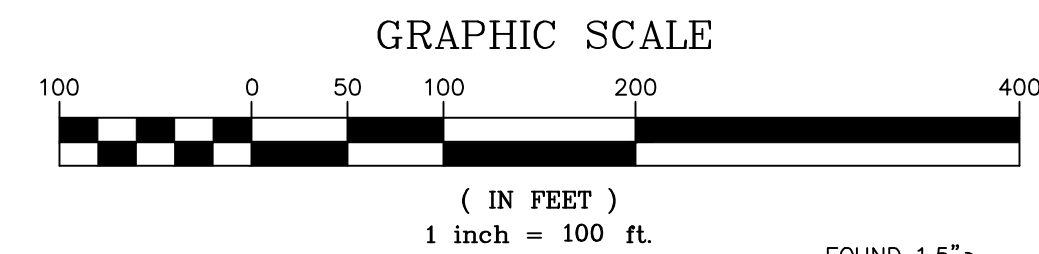
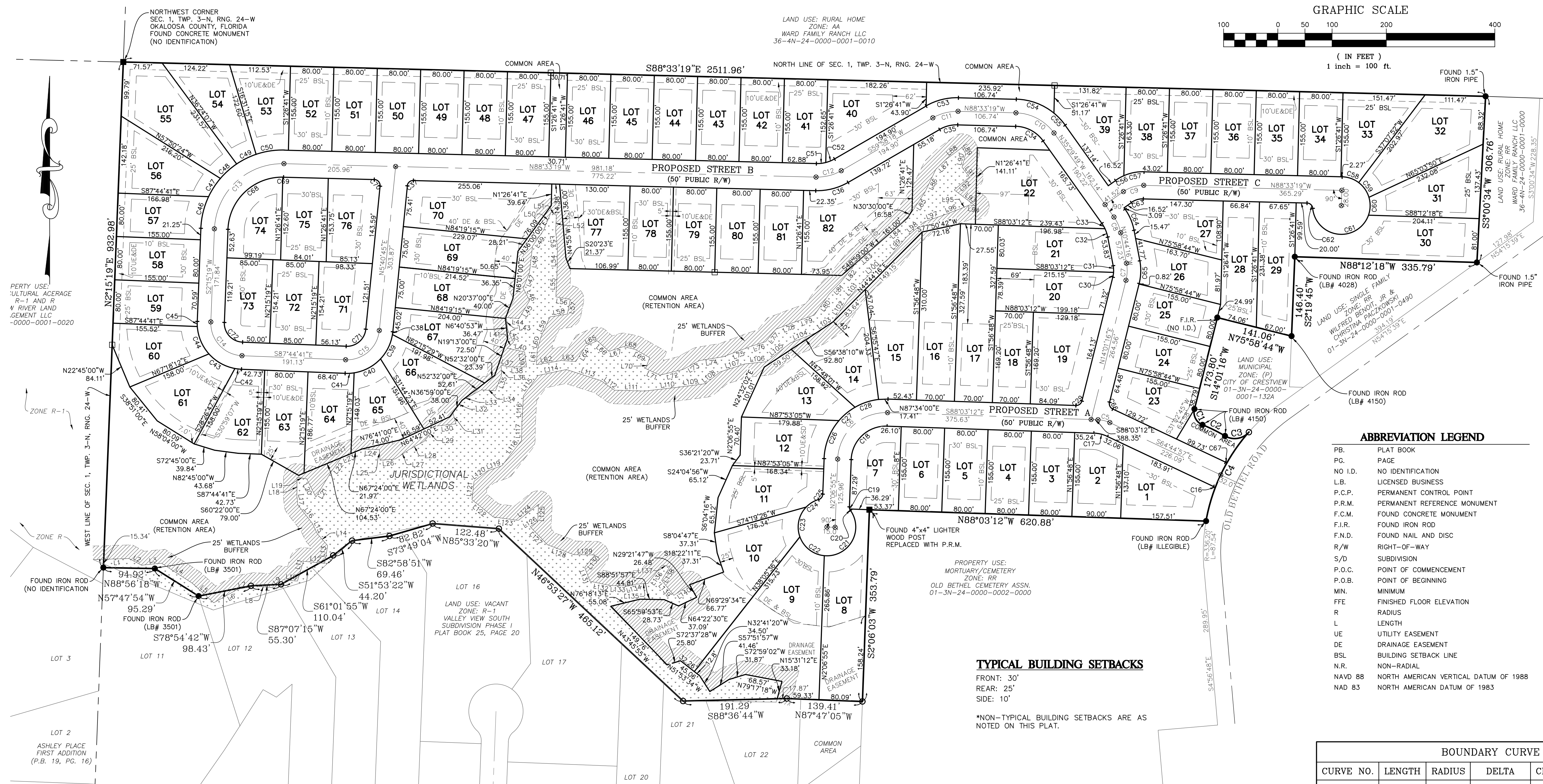


Engineering beyond.™

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Suite 204
Destin, FL 32541
850.714.8100
weareown.com

FORMERLY ANDERSON ENGINEERING

PREPARED: NOVEMBER 2023
SHEET 1 OF 2



ABBREVIATION LEGEND

P.B.	PLAT BOOK
P.G.	PAGE
NO I.D.	NO IDENTIFICATION
L.B.	LICENSED BUSINESS
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
F.C.M.	FOUND CONCRETE MONUMENT
F.I.R.	FOUND IRON ROD
F.N.D.	FOUND NAIL AND DISC
R/W	RIGHT-OF-WAY
S/D	SUBDIVISION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
MIN.	MINIMUM
F.F.E.	FINISHED FLOOR ELEVATION
R	RADIUS
L	LENGTH
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
BSL	BUILDING SETBACK LINE
N.R.	NON-RADIAL
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
NAD 83	NORTH AMERICAN DATUM OF 1983

SYMBOL LEGEND

●	FOUND IRON ROD AS NOTED
■	FOUND NAIL AND DISC AS NOTED
■	FOUND CONCRETE MONUMENT AS NOTED
□	SET PERMANENT REFERENCE MONUMENT (5/8" X 24" IRON ROD WITH 3" ALUMINUM CAP STAMPED AE INC LB #8259 P.R.M.)
○	SET PERMANENT REFERENCE MONUMENT (NAIL AND DISC STAMPED P.R.M. LB #8259)
⊙	SET PERMANENT CONTROL POINT (NAIL AND DISC STAMPED P.C.P. LB #8259)
---	PLAT BOUNDARY
---	LOT LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	WETLANDS
---	WETLANDS BUFFER
---	CENTERLINE

TYPICAL BUILDING SETBACKS

FRONT: 30'
REAR: 25'
SIDE: 10'

*NON-TYPICAL BUILDING SETBACKS ARE AS NOTED ON THIS PLAT.

BOUNDARY CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	35.70'	25.00'	081°49'39"	S26°53'33"E	32.75'
C2	46.32'	325.00'	008°09'59"	N63°43'23"W	46.28'
C3	48.24'	35.00'	078°58'11"	N80°52'30"E	44.51'
C4	184.36'	336.27'	031°24'43"	S25°40'55"W	182.06'

CENTERLINE CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C5	22.37'	55.00'	023°18'15"	N76°24'04"W	22.22'
C6	139.54'	89.00'	089°49'54"	S47°01'51"W	125.68'
C7	31.76'	73.50'	024°45'32"	N01°38'30"E	31.51'
C8	31.76'	73.50'	024°45'32"	N23°07'02"W	31.51'
C9	39.65'	61.50'	036°56'30"	S72°58'26"W	38.97'
C10	82.42'	89.00'	053°03'30"	N62°01'34"W	79.50'
C11	48.61'	88.50'	031°28'23"	S75°42'30"W	48.00'
C12	48.61'	88.50'	031°28'23"	N75°42'30"E	48.00'
C13	194.58'	125.00'	089°11'22"	S46°51'00"W	175.52'
C14	94.25'	60.00'	090°00'00"	S42°44'41"E	84.85'
C15	90.66'	60.00'	086°34'34"	N48°58'02"E	82.28'

LOT CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C16	4.20'	11.00'	021°51'31"	N53°49'11"W	4.17'
C17	26.03'	64.00'	023°18'15"	N76°24'04"W	25.85'
C18	100.34'	64.00'	089°49'54"	S47°01'51"W	90.38'
C19	3.98'	11.00'	020°43'25"	S08°14'48"E	3.96'
C20	3.16'	11.00'	016°26'38"	S26°49'49"E	3.15'
C21	120.63'	53.00'	130°24'45"	N30°09'14"E	96.23'
C22	60.10'	53.00'	064°58'17"	S52°09'15"E	56.93'
C23	59.15'	53.00'	063°56'24"	S12°18'05"W	56.12'
C24	26.54'	53.00'	028°41'19"	S58°36'57"W	26.26'
C25	13.60'	11.00'	070°50'42"	N37°32'15"E	12.75'
C26	76.75'	114.00'	038°34'29"	S21°24°09"W	75.31'
C27	38.63'	114.00'	019°24'46"	S50°23'47"W	38.44'
C28	45.93'	114.00'	023°05'02"	S71°38'41"W	45.62'
C29	14.96'	11.00'	077°55'32"	N52°59'02"E	13.83'
C30	8.72'	48.50'	010°18'03"	N08°52'14"E	8.71'

LOT CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C31	12.24'	48.50'	014°27'29"	N03°30'32"W	12.21'
C32	16.36'	64.00'	014°38'55"	N18°03'44"W	16.32'
C33	11.29'	64.00'	010°06'37"	N30°26'30"W	11.28'
C34	59.27'	64.00'	053°03'25"	N62°01'34"W	57.17'
C35	34.88'	63.50'	031°28'23"	S75°42'30"W	34.44'
C36	62.35'	113.50'	031°28'23"	N75°42'30"E	61.57'
C37	16.47'	11.00'	085°45'56"	S48°33'43"W	14.97'
C38	4.98'	85.00'	003°21'23"	N07°21'26"E	4.98'
C39	50.75'	85.00'	034°12'33"	N62°08'25"E	50.00'
C40	56.01'	85.00'	037°45'11"	N62°07'17"E	55.00'
C41	16.70'	85.00'	011°15'27"	N86°37'35"E	16.67'
C42	12.31'	85.00'	008°17'45"	S83°35'49"E	12.30'
C43	56.01'	85.00'	035°40'53"	S60°47'52"W	55.00'
C44	55.77'	85.00'	037°35'36"	S22°53'57"E	54.78'
C45	9.43'	85.00'	006°21'28"	S00°55'25"E	9.43'

LOT CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C46	60.36'	150.00'	023°03'25"	S13°47'01"W	59.96'
C47	40.12'	150.00'	015°19'28"	S32°58'28"W	40.00'
C48	40.12'	150.00'	015°19'28"	S48°17'56"W	40.00'
C49	40.12'	150.00'	015°19'28"	S63°37'24"W	40.00'
C50	52.78'	150.00'	020°09'33"	S81°21'55"W	52.50'
C51	17.34'	63.50'	015°38'30"	N83°37'26"E	17.28'
C52	17.55'	63.50'	015°49'53"	N67°43'15"E	17.49'
C53	62.35'	113.50'	031°28'23"	S75°42'30"W	61.57'
C54	75.28'	114.00'	037°50'07"	N69°38'15"W	73.92'
C55	30.29'	114.00'	015°13'23"	N43°06'30"W	30.20'
C56	17.56'	86.50'	011°37'48"	S60°19'05"W	17.53'
C57	38.21'	86.50'	025°18'42"	S78°47'20"W	37.90'
C58	32.85'	53.00'	035°30'53"	N70°47'52"W	32.33'
C59	33.53'	53.00'	036°14'39"	N34°55'06"W	32.97'
C60	33.57'	53.00'	036°17'24"	N01°20'55"E	33.01'

LOT CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C61	143.17'	53.00'	154°46'13"	S83°07'16"E	103.44'
C62	15.90'	11.00'	082°49'09"	N47°08'44"W	14.55'
C63	23.53'	36.50'	036°56'30"	S72°58'26"W	23.13'
C64	42.56'	98.50'	024°45'32"	N23°07'02"W	42.23'
C65	42.56'	98.50'	024°45'32"	N01°38'30"E	42.23'
C66	15.12'	11.00'	078°46'13"	S25°21'50"E	13.96'
C67	3.44'	11.00'	017°54'18"	S73°42'06"E	3.42'
C68	154.11'	100.00'	088°17'52"	S46°24'15"W	139.31'
C69	1.56'	100.00'	000°53'30"	N89°00'04"W	1.56'
C70	18.09'	11.00'	094°14'04"	N41°26'17"W	16.12'
C71	52.89'	35.00'	086°34'34"	N48°58'02"E	48.00'
C72	54.98'	35.00'	090°00'00"	S42°44'41"E	49.50'



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: January 2, 2024

TYPE OF AGENDA ITEM: Presentation

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 11/30/2023
SUBJECT: 1. Director Update

BACKGROUND:

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

DISCUSSION:

Development Orders Issued:	Eden Lake Subdivision - 184 lot subdivision located at the south of Highway 90 East, and east of Victory Lane. Crosspoint Church Parking Lot - Expansion to existing parking lot at Crosspoint Church, including 34 new parking spaces across about 11,000 square feet.
Final Plats:	No final plats have been approved or recorded since the last Planning and Development Board Meeting.
New Development Applications:	Murphy Oil - Redevelopment of the old Hardee's restaurant into a 2,824 square foot convenience store and fueling station at the corner of S Ferdon Blvd. and Cracker Barrel Dr. Tractor Supply Expansion - Expansion of existing Tractor Supply retail center on 4.42 acres at the corner of Highway 90 East and Coleman St. to include a 3,840 square foot greenhouse and drive-thru bay, an 11,200 square foot building for general commercial use, and a 1,250 square foot coffee shop with drive-thru.
Miscellaneous:	As mentioned at the previous meeting, we will have a Comprehensive Plan presentation and workshop at the January 2nd Planning and Development Board meeting. Additionally, in May of this year, the City adopted the Local Housing Assistance Plan (LHAP) to receive State Housing Initiatives Partnership (SHIP) funds to use to assist in the development/construction of affordable owner-occupied and rental housing. As part of this process, it is necessary for the City to form a committee to evaluate our current Land Development Regulation, Comprehensive Plan, and any policies and procedures to recommend any specific actions or initiatives to encourage or facilitate affordable housing.

	They may also recommend the inclusion of affordable housing incentives into the LHAP, which are spelled out in Florida Statutes § 420.9075. The statute allows for a member of the local planning agency to sit on that board. We expect that board to meet once or twice in the first quarter of 2024 to make the aforementioned recommendations. Staff is working to see if such meeting(s) can be conducted immediately prior to a Planning Board meeting as well, though that may not be possible. If any members of the Planning Board are interested in serving on that committee, please feel free to email us, and we will provide that information to the City Council, since they ultimately make the appointments to the committee. If you'd like any more information on the responsibilities of that committee, feel free to email us, and we can provide that information as well.
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GOALS & OBJECTIVES

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

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

Communication- To engage, inform and educate public and staff

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

Community Character- Promote desirable growth with a hometown atmosphere

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

Varies by project.

RECOMMENDED ACTION

No action required.

Attachments

None



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: January 2, 2024

TYPE OF AGENDA ITEM: Presentation

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 11/30/2023
SUBJECT: 1. City Manager Presentation - City Council Vision and Strategic Plan

BACKGROUND:

Currently, the City is in the process of drafting a new Comprehensive Plan through their consultant, Kimley-Horn and Associates. Our consultant has completed the draft graphic Data Inventory and Analysis, which includes and analyzes data and information about our City and surrounding area to inform the goals, objectives and policies of the Comprehensive Plan. Our consultant will be conducting a presentation and workshop pertaining to these goals, objectives and policies at the January meeting.

DISCUSSION:

Following recommendation from the board and consideration among staff, and ahead of the goals, objectives and policies presentation and workshop, it was determined that a presentation informed by the current vision of the City Council, as well as the SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis and priorities in the 2023-2028 Strategic Plan would be helpful for the board to consider moving forward.

These current objectives and priorities can help inform and drive some of the Goals, Objectives and Policies that may be placed in the plan, but are not necessary to be included by Statute.

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

No action necessary.

Attachments

1. 2023-2028 Strategic Plan



CITY OF CRESTVIEW

STRATEGIC PLAN 2023-2028

ONE CITY ONE MISSION



Introduction

City of Crestview 2023-2028 Strategic Plan

City Council and Residents,

I am excited to share the City of Crestview Strategic Plan for 2023-2028. Our mission is to improve the quality of life by providing exceptional municipal services. While this may seem simple, to achieve this mission, staff and elected officials must be diligent and work together.

This strategic plan outlines our commitment to excellence, improvement, and sustainable growth. It is a roadmap that embraces change as an opportunity and seeks to harness our communities' strengths to propel us forward.

Key highlights of this strategic plan include:

- A relentless focus on our community, their needs, and exceeding their expectations.
- Dedication to our city's workforce, their growth, empowerment, and fostering a culture of continuous learning.
- A commitment to sustainability and civic responsibility, making a positive impact on our local society and the environment.

This document serves as an overview of our strategic plan, providing insight into our mission, vision, values, goals, and key initiatives. As you delve deeper into the subsequent sections, you will gain a comprehensive understanding of our strategic direction.

Thank you for your trust and support.

Tim Bolduc

City Manager, City of Crestview



Planning Process

The City of Crestview developed its first strategic plan in 2019. An update to the original plan was completed in March 2021.

In February 2023, the City of Crestview began preparation for plan development by publishing a community survey.

This survey received over 1400 responses. On March 29th, 2023, we held a stakeholder meeting with 70 participants, including members of the business and non-profit community, department heads, city council members, county government leaders and local military representatives. During this meeting, we discussed the results of the community survey, SWOT analysis, and future goals.

During the July 2023 budget workshop, the City Council confirmed its priorities, focus areas, and strategic goals.

This plan was adopted by the council on August 28th, 2023.



Crestview City Council

The Crestview City Council consists of five members. Three members are elected from Crestview's three precincts, and two are "at large" members. They are elected for four-year terms of office. Council members assume office on the first regular meeting after the general election in November. The Mayor Pro-Tem is chosen by the Council members prior to April 1 of each year.

(Left to Right) Doug Capps, Ryan Bullard, Cynthia Brown, Joe Blocker, Mayor JB Whitten, Mayor Pro Tem Andrew Rencich, City Manager Tim Bolduc, and City Clerk Maryanne.



Leadership Team

The City of Crestview is a council-manager form of government led by Tim Bolduc, City Manager. The City Manager is responsible for the day-to-day operations of the city.

City Clerk, Maryanne Schrader, was appointed by the City Council in November 2021. The City Clerk's office provides administrative support to the council and serves as the custodian of records for the city.

The Public Services department consists of the Streets, Stormwater, Water, Sewer, Engineering, Building and Facility Maintenance, Fleet, and Inventory management divisions. Michael Criddle, MPA, is our Public Services Director.

The Parks and Recreation department consists of Athletics, Library, and Cultural Services.

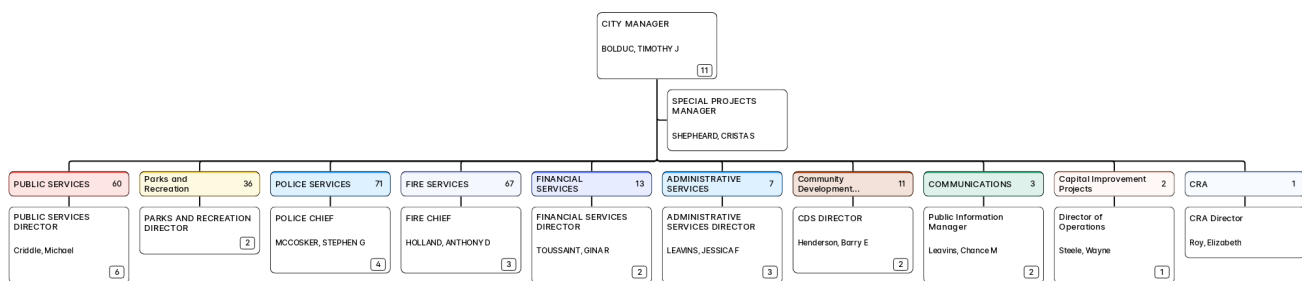
The Police department consists of police services, including investigations, professional standards, patrol, administration and records, code enforcement, and animal care services. Our Police Chief is Stephen McCosker, MS,MPA.

The Fire department includes fire services, inspections, public education and emergency communications. Our Fire Chief, Anthony Holland, has been with the City of Crestview for over 25 years and started when the fire department was a volunteer department.

The Financial Services department includes our accounting and utility billing division. Our Finance Director is Gina Toussaint.

The Administrative Services department was created in 2020 and consists of information technology, human resources, and risk management. The Administrative Services Director is Jessica Leavins, MS.

The Community Development Services department is led by Barry Henderson and consists of planning and zoning and building inspections and permitting.



Mission, Vision and Values

Our Vision

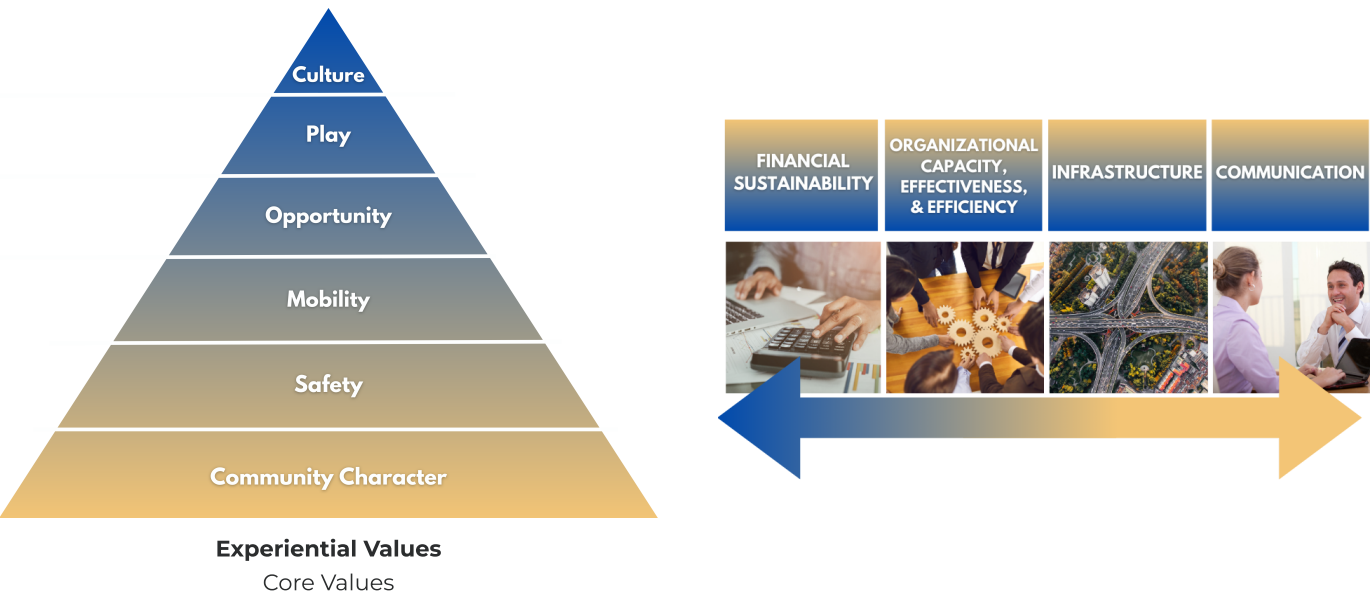
To be known as a forward-thinking, hospitable and growing community that embraces diversity with a family-centric culture

Our Mission

To improve the quality of life by providing exceptional municipal services.

Our Values

The Crestview City Council adopted its foundational and experiential values in 2019 and reaffirmed these values in 2023.



SWOT Analysis

A SWOT analysis is a fundamental analytical framework employed in strategic planning, offering a systematic assessment of an organization's internal strengths and weaknesses, juxtaposed against the external opportunities and threats it faces. This structured evaluation serves as a foundational component of strategic planning.

Strengths

- Community Partnerships
- Crestview Area Chamber of Commerce
- City leadership
- Educational opportunities
- Downtown area
- Citizen involvement
- Location
- Youth
- Vision
- Growth
- Community Character

Weaknesses

- Financial Resources
- Traffic
- Mobility
- Infrastructure
- Workforce development
- Lack of diversity
- Pacing the growth
- Managing the growth
- Commercial development
- Economic development
- Lack of employment opportunities
- Lack of parks and recreation
- Lack of Nightlife

Opportunities

- Affordable housing developments
- Financial strategy development
- Downtown mobility plan implementation
- Utility expansion
- Drug awareness programs
- Traffic mitigation
- Infrastructure expansion
- Recreation

Threats

- Growth rate
- Future workforce
- Cost of living
- Social media
- Socioeconomic disparity



Focus Areas



Community Culture

Overall Progress

N/A%

Goals

1

FY24 Budget Allocation

%

\$



Play

Overall Progress

N/A%

Goals

3

FY24 Budget Allocation

%

\$



Opportunity

Overall Progress

N/A%

Goals

2

FY24 Budget Allocation

%

\$



Mobility

Overall Progress

N/A%

Goals

1

FY24 Budget Allocation

%

\$



Safety

Overall Progress

N/A%

Goals

6

FY24 Budget Allocation

%

\$



Community Character

Overall Progress

N/A %

Goals

1

FY24 Budget Allocation

%

\$





Communication

Overall
Progress

N/A%

Goals
2

FY24 Budget
Allocation
%



Infrastructure

Overall
Progress

N/A%

Goals
2

FY24 Budget
Allocation
%



Organizational capacity, effectiveness, and efficiency

Overall
Progress

N/A%

Goals
6

FY24 Budget
Allocation
%



Financial Sustainability

Overall
Progress

N/A

Goals
5

FY24 Budget
Allocation
%



Focus Areas

Community Culture

Develop a specific identity for Crestview.



Budget Allocation

of total 2024 Budget

Overall Progress



Complete	0 Action Items (0%)
On Track	0 Action Items (0%)
Minor Disruption	0 Action Items (0%)
Major Disruption	0 Action Items (0%)
Not Started	3 Action Items (100%)
Future	0 Action Items (0%)

Goals

- Complete
- On Track
- Minor Disruption
- Major Disruption
- Not Started
- Future

Through 2028 continue to implement the "Choose the View" campaign.

Action Items 3

Progress
No data available

Status



Focus Areas

Play

Expand recreational and entertainment activities within the city.



Overall Progress



Complete	0 Action Items (0%)
On Track	0 Action Items (0%)
Minor Disruption	0 Action Items (0%)
Major Disruption	0 Action Items (0%)
Not Started	10 Action Items (100%)
Future	0 Action Items (0%)

Budget Allocation

of total 2024 Budget

Goals

- Complete
- On Track
- Minor Disruption
- Major Disruption
- Not Started
- Future

By 2027, create a culture for an 18-hour day in the Community Redevelopment Agency district by increasing participating businesses by 40%.	Action Items 4	Progress No data available	Status
Evaluate internal and external partnerships.	Action Items 2	Progress No data available	Status
Develop and implement a recreational improvement plan.	Action Items 4	Progress No data available	Status



Focus Areas

Opportunity

Promote an environment that encourages economic and educational opportunity.



Budget Allocation

of total 2024 Budget

Overall Progress



- Complete 0 Action Items (0%)
- On Track 0 Action Items (0%)
- Minor Disruption 0 Action Items (0%)
- Major Disruption 0 Action Items (0%)
- Not Started 10 Action Items (100%)
- Future 0 Action Items (0%)

Goals

- Complete
- On Track
- Minor Disruption
- Major Disruption
- Not Started
- Future

Improve processes for new business development	Action Items 6	Progress No data available	Status
Increase downtown businesses that participate in a 18 hour day.	Action Items 4	Progress No data available	Status



Focus Areas

Mobility

Provide safe, efficient, and accessible means for mobility.



Overall Progress



Budget Allocation

of total 2024 Budget



Goals



By 2026, develop a long term mobility plan and funding strategy.

Action Items 6

Progress
No data available



Focus Areas

Safety

Ensure the continuous safety of citizens and visitors.



Overall Progress



- Complete
- On Track
- Minor Disruption
- Major Disruption
- Not Started
- Future
- 0 Action Items (0%)
- 0 Action Items (0%)
- 0 Action Items (0%)
- 0 Action Items (0%)
- 6 Action Items (100%)
- 0 Action Items (0%)

Budget Allocation

of total 2024 Budget

Goals

Complete On Track Minor Disruption Major Disruption Not Started Future			
Increase education and gain voluntary compliance with traffic laws.	Action Items 0	Progress No data available	Status No data available
Become an state accredited law enforcement agency.	Action Items 0	Progress No data available	Status No data available
Opioid awareness and training	Action Items 0	Progress No data available	Status No data available
Improve pedestrian access, visibility, and protection.	Action Items 0	Progress No data available	Status No data available
Improve citizen relations .	Action Items 1	Progress No data available	Status



Focus Areas

Community Character

Promote desirable growth with a hometown atmosphere.



Overall Progress



Budget Allocation

of total 2024 Budget

Complete	0 Action Items (0%)
On Track	0 Action Items (0%)
Minor Disruption	0 Action Items (0%)
Major Disruption	0 Action Items (0%)
Not Started	4 Action Items (100%)
Future	0 Action Items (0%)

Goals

- Complete
- On Track
- Minor Disruption
- Major Disruption
- Not Started
- Future

Improve the public perception of the City of Crestview.	Action Items 4	Progress No data available	Status
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Focus Areas

Communication

To engage, inform, and educate the public and staff.



Overall Progress



- Complete
 - On Track
 - Minor Disruption
 - Major Disruption
 - Not Started
 - Future
- 0 Action Items (0%)
0 Action Items (0%)
0 Action Items (0%)
0 Action Items (0%)
4 Action Items (100%)
0 Action Items (0%)

Budget Allocation

of total 2024 Budget

Goals

- Complete
- On Track
- Minor Disruption
- Major Disruption
- Not Started
- Future

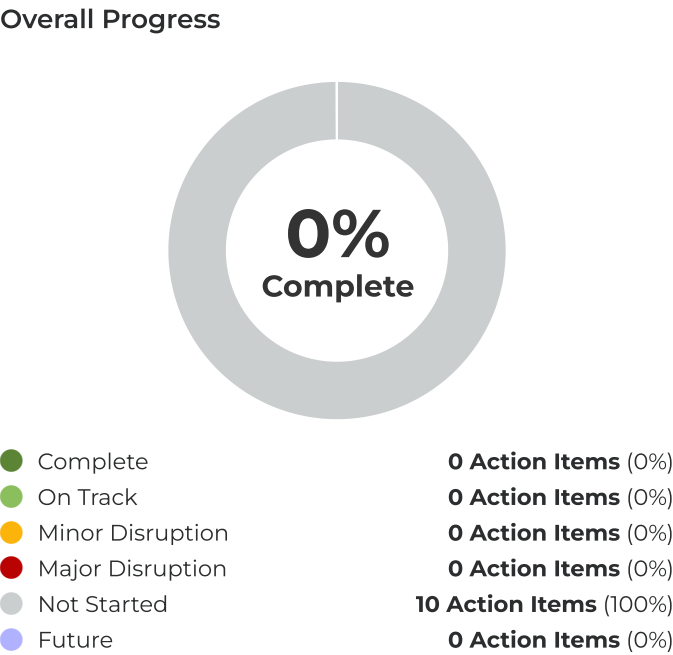
By 2028, reduce opioid related overdoses in our area through awareness.	Action Items 2	Progress No data available	Status
Engage, inform, and educate the public and staff.	Action Items 2	Progress No data available	Status



Focus Areas

Infrastructure

Satisfy current and future infrastructure needs.



Budget Allocation

of total 2024
Budget

Goals

Complete On Track Minor Disruption Major Disruption Not Started Future			
By 2028, complete the wastewater collection system expansion.	Action Items 2	Progress No data available	Status
By 2028, develop and implement the infrastructure expansion west of state highway 85 and south of state highway 90.	Action Items 8	Progress No data available	Status



Focus Areas

Organizational capacity, effectiveness, and efficiency

To efficiently provide the highest quality of public services.

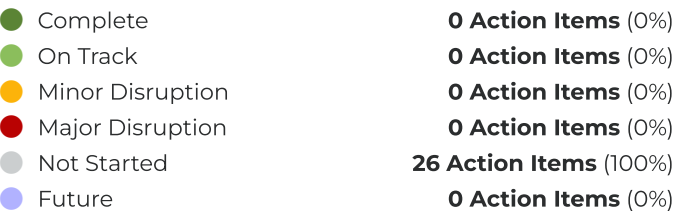


Overall Progress



Budget Allocation

of total 2024 Budget



Goals

● Complete ● On Track ● Minor Disruption ● Major Disruption ● Not Started ● Future

Improve the process for new business development.	Action Items 5	Progress No data available	Status
Obtain and maintain competent staff.	Action Items 5	Progress No data available	Status
Develop and implement a strategy to address increased minimum wage and pay compression.	Action Items 2	Progress No data available	Status
Develop and implement the infrastructure expansion west of state highway 85.	Action Items 7	Progress No data available	Status



Focus Areas

Financial Sustainability

Maintain the City's long-term financial sustainability.

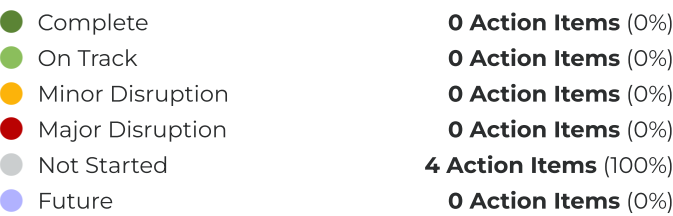


Overall Progress



Budget Allocation

of total 2024 Budget



Goals



Continue to demonstrate long term financial stability.	Action Items 3	Progress No data available	Status
Maintain fully funded reserves	Action Items 1	Progress No data available	Status
Increase community partnerships and volunteerism	Action Items 0	Progress No data available	Status No data available
Identify and implement new ways to increase efficiency to reduce cost	Action Items 0	Progress No data available	Status No data available
Identify additional revenue sources	Action Items 0	Progress No data available	Status No data available

