CITY of CRESTVIEW

PLANNING AND DEVELOPMENT BOARD

# PLANNING AND DEVELOPMENT BOARD AGENDA
# DECEMBER 2, 2024
# 6:00 P.M.
# COUNCIL CHAMBERS

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

**1 Call to Order**

**2 Pledge of Allegiance**

**3 Approve Agenda**

**4 Public Opportunity to speak on Agenda items**

**5 Consent Agenda**

5. 1. Planning & Development Board Minutes for the 10/07/2024 Meeting

5. 2. Appointment of Board Member and Appointment of Alternates

**6 Ordinance on 1st reading/ Public Hearing**

**7 Ordinances**

7. 1. Ordinance 1982, Comprehensive Plan Amendment

7. 2. Ordinance 1983 Antioch Road Annexation

7. 3. Ordinance 1984 Antioch Road Comp Plan Amendment

7. 4. Ordinance 1985 Antioch Road Rezoning

7. 5. Ordinance 1986 Live Oak Church Road Annexation

7. 6. Ordinance 1988 Live Oak Church Road Comp Plan Amendment

7. 7. Ordinance 1989 Live Oak Church Road Rezoning

**8 Final Plats and PUDS**

## 9 Special Exceptions, Variances, Vacations and Appeals

## 10 Action Items

## 11 Director Report

11. 1. Director's Report

## 12 Comments from the Audience

## 13 Adjournment

All meeting procedures are outlined in the Meeting Rules and Procedures brochure available outside the Chambers. Florida Statute 286.0105. Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The requirements of this section do not apply to the notice provided in s. 200.065(3). In accordance with Section 286.26, F.S., persons with disabilities needing special accommodations, please contact Maryanne Girard, 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: December 2, 2024
TYPE OF AGENDA ITEM: Action Item

| | |
|---|---|
| TO: | Planning and Development Board |
| CC: | City Manager and City Attorney |
| FROM: | Community Development Services |
| DATE: | 10/29/2024 |
| SUBJECT: | 1. Planning & Development Board Minutes for the 10/7/2024 Meeting |

**BACKGROUND:**
Draft minutes were distributed before the meeting.

**DISCUSSION:**
Action is required to approve the draft minutes

**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 October 7, 2024 minutes.

**Attachments**

1. 10072024 Planning Development Final Minutes

**PLANNING AND DEVELOPMENT BOARD**
**REGULAR MEETING**
**MINUTES**
**OCTOBER 7, 2024**
**6:00 PM**
**COUNCIL CHAMBERS**

## 1 Call to Order

Chair M. Roy called the Regular Meeting of the Crestview Planning & Development Board to order at 6 p.m. Members present: Mr. Roy, Mr. Medlock, Mr. Werth, Mr. Follmar, Mr. Hayes, Mr. Frost. Also, present were Deputy City Clerk Natasha Peacock and staff members. Mr. Warren was not in attendance.

## 2 Pledge of Allegiance

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

## 3 Approve Agenda

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

Mr. Hayes made a motion to approve the agenda and seconded by Mr. Frost.
Roll Call: Ayes: Mr. Roy, Mr. Hayes, Mr. Frost, Mr. Werth, Mr. Follmar. Nays: none, motion passed.

## 4 Public Opportunity to speak on Agenda items

## 5 Consent Agenda

5.1 Approval of the August 5, 2024, Regular Meeting Minutes

Chair M. Roy called for action to approve the Consent Agenda that includes the Minutes of the August 5, 2024, Regular Meeting Minutes.

Mr. Frost made a motion to approve the agenda and seconded by Mr. Follmar.
Roll Call: Ayes: Mr. Roy, Mr. Hayes, Mr. Frost, Mr. Werth, Mr. Follmar. Nays: none, motion passed.

## 6 Ordinance on 1st reading/ Public Hearing

## 7 Ordinances

7.1 Ordinance 1975 Flora Lee Lane Annexation

Planning Administrator N. Schwendt reviewed the necessary information concerning the ordinance and presented Ordinance 1975 to the Board.

Deputy City Clerk N. Peacock read Ordinance 1975 by title: **ORDINANCE: 1975 AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 9.24 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND BEING DESCRIBED AS**

DRAFT

**SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

Chair M. Roy asked for comments from the Board and the public. There were no comments.

Chair M. Roy called for action.

Mr. Hayes moved to approve Ordinance 1975 for City Council approval, which was seconded by Mr. Frost. Roll Call: Ayes: Mr. Hayes, Mr. Frost, Mr. Hayes, Mr. Roy, Mr. Werth. Mr. Medlock. Nays: none; motion passed.

7.2 Ordinance 1976 Flora Lee Lane Comp Plan Amendment
Planning Administrator N. Schwendt reviewed the necessary information concerning the ordinance and presented Ordinance 1976 to the Board.

Deputy City Clerk N. Peacock read Ordinance 1976 by title: **ORDINANCE: 1976 AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND USE DESIGNATION FROM OKALOOSA COUNTY LOW DENSITY RESIDENTIAL TO MIXED-USE (MU) ON APPROXIMATELY 9.24 ACRES, MORE OR LESS, IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

Chair M. Roy asked for comments from the Board and the public. There were no comments.

Chair M. Roy called for action.

Mr. Hayes moved to approve Ordinance 1976 for City Council approval, which was

seconded by Mr. Frost. Roll Call: Ayes: Mr. Hayes, Mr. Frost, Mr. Hayes, Mr. Roy, Mr. Werth. Mr. Medlock. Nays: none; motion passed.

7.3 Ordinance 1977 Flora Lee Lane Rezoning

Mr. Holloway, City Attorney administered a swearing-in pertaining the rezoning ordinance.

Planning Administrator N. Schwendt reviewed the necessary information concerning the ordinance and presented Ordinance 1977 to the Board.

Deputy City Clerk N. Peacock read Ordinance 1977 by title: **ORDINANCE: 1977 AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 9.24 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY RESIDENTIAL-1 ZONING DISTRICT TO THE MIXED-USE (MU) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

Chair M. Roy asked for comments from the Board and the public. There were no comments.

Chair M. Roy called for action.

Mr. Hayes moved to approve Ordinance 1977 for City Council approval, which was seconded by Mr. Frost. Roll Call: Ayes: Mr. Hayes, Mr. Frost, Mr. Hayes, Mr. Roy, Mr. Werth. Mr. Medlock. Nays: none; motion passed.

7.4 Ordinance 1978 North Ferdon Boulevard Annexation

Planning Administrator N. Schwendt reviewed the necessary information concerning the ordinance and presented Ordinance 1978 to the Board.

Deputy City Clerk N. Peacock read Ordinance 1978 by title: **ORDINANCE: 1978 AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 0.51 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF**

**OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

Chair M. Roy asked for comments from the Board and the public. There were no comments.

Chair M. Roy called for action.

Mr. Hayes moved to approve Ordinance 1978 for City Council approval, which was seconded by Mr. Frost. Roll Call: Ayes: Mr. Hayes, Mr. Frost, Mr. Hayes, Mr. Roy, Mr. Werth. Mr. Medlock. Nays: none; motion passed.

7.5 Ordinance 1979 North Ferdon Boulevard Comp Plan Amendment

Planning Administrator N. Schwendt reviewed the necessary information concerning the ordinance and presented Ordinance 1979 to the Board.

Deputy City Clerk N. Peacock read Ordinance 1979 by title: **ORDINANCE: 1979 AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND USE DESIGNATION FROM OKALOOSA COUNTY MIXED USE TO COMMERCIAL (C) ON APPROXIMATELY 0.51 ACRES, MORE OR LESS, IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

Chair M. Roy asked for comments from the Board and the public. There were no comments.

Chair M. Roy called for action.

Mr. Hayes moved to approve Ordinance 1979 for City Council approval, which was seconded by Mr. Frost. Roll Call: Ayes: Mr. Hayes, Mr. Frost, Mr. Hayes, Mr. Roy, Mr. Werth. Mr. Medlock. Nays: none; motion passed.

7.6 Ordinance 1980 North Ferdon Boulevard Rezoning

Planning Administrator N. Schwendt reviewed the necessary information concerning the ordinance and presented Ordinance 1980 to the Board.

Deputy City Clerk N. Peacock read Ordinance 1980 by title: **ORDINANCE: 1980**

**AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 0.51 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED USE ZONING DISTRICT TO THE COMMERCIAL LOW-INTENSITY DISTRICT (C-1) 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 comments from the Board and the public. There were no comments.

Chair M. Roy called for action.

Mr. Hayes moved to approve Ordinance 1980 for City Council approval, which was seconded by Mr. Frost. Roll Call: Ayes: Mr. Hayes, Mr. Frost, Mr. Hayes, Mr. Roy, Mr. Werth. Mr. Medlock. Nays: none; motion passed.

## 8 Final Plats and PUDS

## 9 Special Exceptions, Variances, Vacations and Appeals

9.1 Valley View South Variance

Planning Administrator N. Schwindt informed the Board that on September 20th, 2024, staff received a variance application regarding a number of undeveloped lots within the Valleyview South Subdivision. This variance requests a front setback of 15 feet, rather than the required setback of 30 feet of the underlying zoning district, or 25 feet, which was the setback in effect when the subdivision was originally platted. A copy of the applicant's response to Section 9.02.02 - Required Findings for a Grant of Variance have been attached to this item in the packet. Staff finds that the requested variance meets the following requirements of Section 9.02.02 of the Land Development Code.

Staff finds that the requested variance will be compliant with regard to the Comprehensive Plan standards for the Residential future land use designation, the purpose and intent of the Land Development Code, and that the resulting lot configurations as well as the resulting density are consistent and compatible with the lots in the same neighborhood. Additionally, staff finds that the requested variance will assist in avoiding any potential environmental impacts which otherwise may have resulted from development of the lots with the current setback requirements.

This variance was advertised on September 26th, 2024 in the Crestview News Bulletin, letters were mailed to adjacent property owners within 300 feet of the

subject property on September 27th, 2024, and the properties were posted on September 26th, 2024.

Chair M. Roy asked if there were any public comments.

Mr. Holloway, City Attorney administered a swearing-in pertaining to the Valley View South Variance.

Mr. Myers of 205 Wheat Drive, Crestview approached the board with his concerns and would prefer that the variance not be approved.

Discussion ensued.

Chair M. Roy asked for action.

Mr. Follmar moved to approve Valley View Variance for City Council approval, which was seconded by Mr. Hayes. Roll Call: Ayes: Mr. Hayes, Mr. Frost, Mr. Hayes, Mr. Roy, Mr. Werth. Mr. Medlock. Nays: none; motion passed.

## 10 Action Items

## 11 Director Report

11.1 Director's Report

Planning Administrator N. Schwendt updated the Board with the following information

Development Orders Issued: 8/19/24 - Okaloosa Ophthalmology - a 6,000-square-foot ophthalmology office and associated improvements at the corner of Crosson Street and Price Gregory Way, north of Lowes and the apartments being constructed. 9/11/24 - Hope City Community Church - 19,000 square foot church with associated improvements at the end of Hayes Pl, directly west of Allen Park.

Final Plats: No final plats have been approved or recorded since the last Planning and Development Board Meeting.

New Development Applications: 10/1/24 - Take 5 Oil - 1,700 square foot oil change facility located on approximately 0.5 acres located north-west of the intersection of Highway 85 and Third Avenue, directly south of the Southern Pipe property.

9/13/24 - The Cottages Apartments - 232-unit multifamily residential project located on approximately 36 acres on Antioch Road located west of Foxwood subdivision and north of the Fox Valley subdivision.

9/11/24 - Gold Crown Townhomes - 9-unit townhome subdivision located on approximately 0.5 acres at 898 McCaskill Street. 8/21/24 - Spring Street Apartments - 19-unit apartment development on approximately 1 acre at 498 S Spring Street, at

the intersection with W Cobb Avenue. 8/21/24 - Trammel Creek Apartments - 258-unit multifamily residential project located on approximately 35 acres on N Lloyd Street located north of the railroad tracks and south of the Ridge Crest subdivision.

**12 Comments from the Audience**

Chair M. Roy asked for comments from the public. There were none.

**13 Adjournment**

Chair M. Roy adjourned this meeting at 6 :33 p.m.

Minutes approved on _____ day of _____ 2024.

Approved:

_____
Chair M. Roy

Minutes submitted by:

_____
Natasha S. Peacock
On behalf of Maryanne Girard, City Clerk
*Notice having been duly given*

# Staff Report

PLANNING AND DEVELOPMENT
BOARD MEETING DATE: December 2, 2024
TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 11/26/2024
SUBJECT: 2. Appointment of Board Member and Appointment of Alternates

**BACKGROUND:**

The City Council holds the authority to appoint core and alternate members to the Planning and Development Board as is necessary when vacancies become available. With the election of Mr. Frost and Mr. Hayes to the City Council, 2 core seats have been made available on this board.

**DISCUSSION:**

On November 18th, the City Council made a motion to move the two Planning Board alternates up to fill the Core positions left vacant by Mr. Frost and Mr. Hayes. Additionally, upon receipt and consideration of his application, they appoint Sylvester Echols to fill the first alternate seat. Pursuant to the changes in the Code dictating the way that Planning Board appointments are handled, each of these appointments will fulfill the remainder of the term of the seat left vacant. As a result, the following table enumerates the appointments to this board, following the Council's action:

| Board Member Type | Seat Number | Name | Term |
|---|---|---|---|
| Core Member | 1 | Michael Roy | 4/1/24-4/1/26 |
| Core Member | 2 | Mario Werth | 4/1/24-4/1/26 |
| Core Member | 3 | Bryan Follmar | 4/1/24-4/1/27 |
| Core Member | 4 | Larry Medlock | 4/1/24-4/1/27 |
| Core Member | 5 | Joseph Warren | 4/1/24-4/1/27 |
| Alternate Member | 1 | Sylvester Echols | 4/1/24 - 4/1/26 |
| Alternate Member | 2 | | 4/1/24 - 4/1/27 |

As you can see, there is still one alternate position available. We are still open to applications for that remaining alternate position.

**GOALS & OBJECTIVES**

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

*Communication*- To engage, inform and educate public and staff

**FINANCIAL IMPACT**

There is no financial impact that comes with this item.

**RECOMMENDED ACTION**

This item is informational in nature, there is no action to be taken.

**Attachments**

1. Echols PDB Application

**Girard, Maryanne**

**From:** noreply@civicplus.com
**Sent:** Wednesday, October 9, 2024 12:56 PM
**To:** City Clerk
**Subject:** [CAUTION EXTERNAL SENDER] Online Form Submission #15665 for Crestview Board and Committee Application

# Crestview Board and Committee Application

City of Crestview
*General Application for all Boards and Committees of the City of Crestview*

| | |
|---|---|
| Name | SYLVESTER ECHOLS |
| Email Address | slechols6@gmail.com |
| Address | 347 Riverchase Blvd |
| City | CRESTVIEW |
| State | FL |
| Zip Code | 32536 |
| Phone Number | 8502178590 |
| Fax Number | *Field not completed.* |
| City Resident? | *Field not completed.* |
| City Boards and Committees | Planning and Development Board |
| Electronic Signature Agreement | I agree. |
| Narrative | I am deeply grateful to call Crestview my home because of its small-town atmosphere. The leadership here values and respects people, treating them as valuable and important rather than as mere projects to be managed. I have dedicated my life to serving others, and I would be honored to serve as a member of the Planning and Development Board. With my background in site security and development, as well as in plans and programs, and acquisition security and management, I am well-equipped to contribute to Crestview's future development and the pursuit of being "One City and One Mission". |

| | |
|---|---|
| | I earned an Associate's Degree in Criminal Justice from the Community College of the Air Force in February 1987, followed by a Bachelor of Science in Criminal Justice from Minot State University in 1997. In 2016, I completed a Master of Arts in Bible Counseling from Luther Rice College and Seminary. Additionally, I obtained certification as a Mental Health Coach from Light University in Forest, Virginia in September 2024. In 1998, my family and I joined the First Church of God In Christ under the leadership of Pastor Edward J. Parker. Currently, I serve as a Sunday School Teacher/Superintendent, Assistant Pastor, and Trustee. I lead discipleship training classes and baptism classes, and I also hold the position of Panama City District Sunday School Representative for the Central Florida First Jurisdictional Prelate, Bishop Gary L. Hall. |
| Electronic Signature | Sylvester L. Echols |

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CITY OF CRESTVIEW Item # 7.

# Staff Report

PLANNING AND DEVELOPMENT
BOARD MEETING DATE: December 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: | 11/26/2024 |
| SUBJECT: | 1. Ordinance 1982, Comprehensive Plan Amendment |

**BACKGROUND:**

Every seven years, municipalities are required by statute to evaluate the last adopted comprehensive plan to ensure that the plan is consistent with statutory changes and changes in local conditions. If changes are necessary, the municipality must provide an Evaluation and Appraisal report, detailing the statutory changes that have occurred, and whether an amendment to the plan is necessary. If an amendment is found to be necessary, the municipality has 12 months to amend the plan according to the Evaluation and Appraisal report.

**DISCUSSION:**

The EAR and Comprehensive Plan amendment process, when done to the fullest extent, is a very time-intensive process that can require specialized knowledge to complete. To ensure that we ended up with the best end product, we engaged our planning consultant, Kimley-Horn and Associates, in early 2023, about 18 months ago, to assist in this process.

The first couple of months were spent by the consultant preparing the evaluation and appraisal report itself. You can find the report attached to this item. Once that report was complete, staff and the consultant began working on the Data, Inventory and Analysis portion of the process. This process involved collecting and interpolating various types of data from various sources, both to help inform and assist staff for the duration of the 20-year planning period, but in a more immediate sense, to help inform the goals, objectives and policies that were to be amended in the plan itself. The DIA was completed and sent out to the Planning and Development Board in early March, 2024.

On April 25th, 2024, the Evaluation and Appraisal Report was received by the Florida Department of Commerce, which started the 12-month window that we had to adopt the necessary plan changes, requiring that the plan be adopted no later than April 25, 2025.

Between April and October 2024, staff and the consultant worked together on the actual amendments to the goals, objectives and policies within the plan to determine statutory compliance and consistency with local conditions. This included a presentation and workshop at the April Planning and Development Board meeting, as well.

In early October 2024, the amendments to the plan were determined to be complete and were sent out to the Planning and Development Board for further review, if needed.

At this point in the process, the amendments must be adopted by ordinance. As with other comprehensive plan and future land use map amendments, the Planning and Development Board will make a recommendation to the City Council to approve this ordinance. The City Council will hear the ordinance at the December 9th meeting, and if approved, staff will transmit the amendments to the Florida Department of Commerce for

review and comment. That review period is about 90 days. Once we receive notification from the Department of Commerce that there are no comments, we will bring the ordinance back to the City Council for final adoption. It appears that this adoption will likely take place sometime early next year.

**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**

These plan amendments will have a neutral financial impact on the City of Crestview.

**RECOMMENDED ACTION**

Staff respectfully requests recommendation to the City Council to approve Ordinance 1982 on first reading.

**Attachments**

1. Comprehensive Plan DIA
2. Exhibit A - Comprehensive Plan
3. EAR Notification Letter
4. Crestview Evaluation and Appraisal Report

**ORDINANCE: 1982**

**AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, ADOPTING A COMPREHENSIVE PLAN REPLACING THE ADOPTED 2020 COMPREHENSIVE PLAN IN ITS ENTIRETY; PROVIDING FOR THE FOLLOWING ELEMENTS OF THE COMPREHENSIVE PLAN: "FUTURE LAND USE ELEMENT", "HOUSING ELEMENT", "ECONOMIC DEVELOPMENT ELEMENT", "RECREATION AND OPEN SPACE ELEMENT", "CONSERVATION ELEMENT", "TRANSPORATION ELEMENT", "INFRASTRUCTURE ELEMENT", "INTERGOVERNMENTAL COORDINATION ELEMENT", "PUBLIC SCHOOLS ELEMENT", "CAPITAL IMPROVEMENTS ELEMENT", "PROPERTY RIGHTS ELEMENT", AND "DEFINITIONS", PROVIDING FOR AUTHORITY; PROVIDING FOR FILING OF THIS ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** Section 163.3191 of the Florida Statutes requires each local government in the state of Florida to prepare and adopt an Evaluation and Appraisal Report (EAR) of their Comprehensive Plans every seven (7) years; and

**WHEREAS**, the City of Crestview prepared an EAR of the City's Comprehensive Plan and transmitted it to the state on April 24, 2024; and

**WHEREAS**, the City of Crestview is now required to prepare and adopt EAR-based amendments to the Comprehensive Plan which will incorporate items identified in the EAR including new, revised, and/or updated data, text, maps, as well as Goals, Objectives, and Policies into the plan within twelve (12) months after the EAR adoption that was determined to be sufficient by the Department of Commerce as defined in Subsection 163.3184 (1) (b), Florida Statutes; and

**WHEREAS,** the City wishes to amend the Comprehensive Plan in accordance with the requirements of Chapter 163 of the Florida Statutes; and

**WHEREAS,** public hearings were held by the City of Crestview Planning and Development Board (Local Planning Agency) to allow for public participation in relation to the preparation and review of the proposed amendments to the Comprehensive Plan; and

**WHEREAS,** the City Council of the City of Crestview, Florida, held the first public hearing on November 12th, 2024 pursuant to Chapter 163 of the Florida Statutes, to consider the transmittal of the proposed amendments to the Comprehensive Plan, at which time the parties and interests and all other citizens and residents of Crestview so desiring to participate had an opportunity to be and were heard; and

**WHEREAS,** the City Council of the City of Crestview, Florida has determined that the public has adequately participated in the planning process as required by Chapter 163 of the Florida Statutes during the preparation and transmittal process; and

**WHEREAS,** at a public hearing on November 12th, 2024, the City Council, upon first reading of this Ordinance, authorized staff to transmit this Comprehensive Plan amendment to any other interested governmental

agencies, and the concurrent transmittal of the City of Crestview Comprehensive Plan to the Florida Department of Commerce and other review agencies for the purpose of a review in accordance with section 163.3184, Florida Statutes; and

**WHEREAS,** at a public hearing on _____, the City Council, upon second and final reading of this Ordinance, recommended the adoption of the City of Crestview Comprehensive Plan in accordance with section 163.3184, Florida Statutes.

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

**SECTION 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Ordinance upon adoption hereof; all exhibits attached hereto are incorporated herein and made a specific part of this Ordinance.

**SECTION 2.** The City Council of the City of Crestview, Florida, hereby approves and adopts the proposed EAR-based amendments to the Comprehensive Plan that includes new, revised, and/or updated text, as well as goals, objectives and policies in the Future Land Use Element, Housing Element, Economic Development Element, Recreation and Open Space Element, Conservation Element, Transportation Element, Infrastructure Element, Intergovernmental Coordination Element, Public Schools Element, Capital Improvements Element, Property Rights Element, and Definitions, attached hereto and identified as exhibit "A".

**SECTION 3.** The City Council of the City of Crestview, Florida, hereby authorizes the appropriate City Officials to submit the appropriate number of copies of this Ordinance and the City of Crestview Comprehensive Plan to Florida Department of Commerce and to any other government or governmental agency that has filed a written request with the City in accordance with and pursuant to Chapter 163, Florida Statutes and to keep available copies of the Comprehensive Plan Amendments for public review and examination at the City Hall of the City of Crestview, Florida.

**SECTION 4 – FILING.** Upon passage, the City Clerk is directed to file a copy of this ordinance with the Clerk of Circuit Court of Okaloosa County and with the Florida Department of the State.

**SECTION 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.** This Ordinance shall not become effective until thirty-one (31) days after the State of Florida Department of Commerce notifies the City that the Comprehensive Plan Amendments are complete. If timely challenged, the Comprehensive Plan Amendments do not become effective until the State of Florida Department of Commerce, or the Administration Commission enters a final order determining the Comprehensive Plan Amendments are to be in Compliance.

Passed and adopted on second reading by the City Council of Crestview, Florida on this _____ day of _____, 20__.

ATTEST:

_____
Maryanne Girard
City Clerk

Approved by me this ____ day of _____, 20__.

_____
J. B. Whitten
Mayor

City of Crestview

COMPREHENSIVE PLAN 2045

# DATA INVENTORY & ANALYSIS

Kimley»Horn

Expect More. Experience Better.

January 2024

*Table of*

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*Prepared in 2023 in support of the updated Comprehensive Plan to be adopted in 2024*

Chapter 1

# FUTURE LAND USE

# 1.0 Introduction

The Future Land Use Element is the foundation for the Comprehensive Plan. It instructs the City on how to plan for future developments by controlling and distributing population densities and building intensities within various land use categories.

This analysis, compiled from various data sources, seeks to understand the land required to accommodate anticipated population and development growth, the character of undeveloped land, the availability of facilities, the need for redevelopment, the discouragement of urban sprawl, the need to strengthen and diversify the community's economy, and the need to modify land uses and development patterns within antiquated subdivisions.

These findings will inform the Plan's goals, objectives, policies, and Future Land Use Map which all work in culmination to ensure that the City is prepared to direct growth and development patterns in an efficient and purposeful manner that respects the relationship between land uses, mobility, livability, and preservation.

## 1.1 History and Setting

The City of Crestview, located in Northwest Florida, was incorporated in 1916 after the Florida Legislature created Okaloosa County in 1915 from portions of western Walton County and eastern Santa Rosa County. Since incorporation, Crestview has been the County seat of Okaloosa County. Nicknamed the "Hub City," Crestview is situated at the junction of three major highways: U.S. 90, State Road 85, and Interstate 10. The City has one of the state's highest elevations at 235 feet and is also one of the state's rainiest cities with 65 inches annually.[1]

In 1881, the Crestview Station was platted showing a depot and twenty blocks as the route from Pensacola to Chattahoochee was being surveyed for the Pensacola and Atlantic Railroad.[2] The name Crestview was selected "because it is located on the peak of a long woodland range between the Yellow and Shoal rivers, which flow almost parallel to the east and west sides of the City."[3] As the railroad connected West Florida to the Atlantic as the first passenger and freight railroad track in northwest Florida, it significantly increased the movement of people and commercial exports through the area. In the winter of 1883-1884, more than 8,000 passengers were transported by train, and later, the region became accessible to the timber industry, turpentine stills, and rosin.[4]

[1] *https://www.cityofcrestview.org/257/History*

[2] *National Register of Historic Places Registration Form, Crestview Commercial Historic District*

[3] *https://www.cityofcrestview.org/257/History*

[4] *National Register of Historic Places Registration Form, Crestview Commercial Historic District*

## 1.2 Historic Properties

The National Register of Historic Places is the official list of nationally recognized historic places considered important for preservation. The Crestview Commercial Historic District is the only property within the City listed on the National Register of Historic Places.

This Historic District is listed for its significance in the areas of Commerce and Community Planning and Development. There are 52 contributing buildings, 18 non-contributing buildings, and one site ("a small passive park") included in the number of resources within this area of the downtown core of the City of Crestview. These buildings are mainly "commercial vernacular buildings…constructed between 1918 and 1955," with one neo-classical revival and one art modern style building. The park was platted in 1913.[5] Table 1.2.1 lists those assets listed on the National Register, and Figure 1.2.1 depicts the historic district.

An asset of being listed on the National Register is that the Federal Rehabilitation Tax Credit provides up to a twenty (20) percent income tax credit of the allowable expenses incurred in a certified rehabilitation of a certified historic, income-producing building.[6] In addition, a tourism economy is created with the preservation and rehabilitation of historic districts and structures. The buildings and sites included in this Historic District should be afforded additional protection by Crestview.

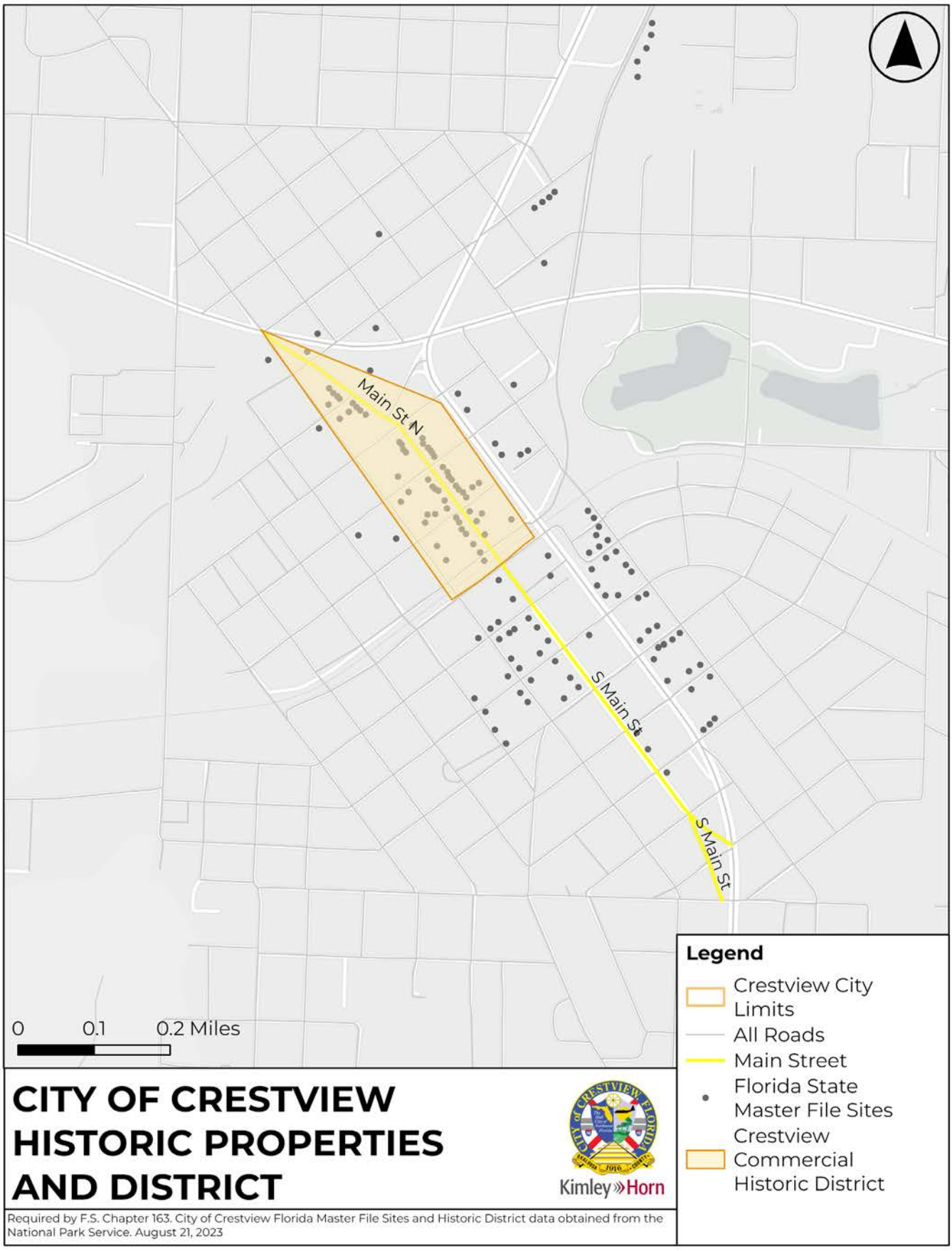
### Table 1.2.1 National Register of Historic Places

| Name of Property | Number of Resources | Areas of Significance | Period of Significance |
|---|---|---|---|
| Crestview Commercial Historic District | 52 contributing buildings and 1 site | Commerce and Community Planning & Development | 1913 – 1955 |

*Source: National Register of Historic Places*

[5] *National Register of Historic Places Registration Form, Crestview Commercial Historic District*

[6] *www.dos.myflorida.com/historical/preservation/architectural-preservation-services/rehab*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Crestview City Limits
All Roads
Main Street
Florida State Master File Sites
Crestview Commercial Historic District
CITY OF CRESTVIEW HISTORIC PROPERTIES AND DISTRICT
Kimley»Horn
Required by F.S. Chapter 163. City of Crestview Florida Master File Sites and Historic District data obtained from the National Park Service. August 21, 2023

## 1.3 Historical Population Growth

Population data for Crestview is available as far back as 1920. Between 1920 and 1970, Crestview increased in population from 500 to 7,952. After 1970, the population decreased by 335 persons in 1980. Since 1980, the population has increased from 7,617 to 27,134 persons in 2020. Table 1.3.1 displays the historical population growth from 1920 to 2020. The largest percentage growth occurred between decades in 1940 as the population increased by 142.2%.

### Table 1.3.1 Historical Population Growth in Crestview

| | Population | Total Population Change from Previous Decade | Percent Change from Previous Decade |
|---|---|---|---|
| 1920 | 500 | - | - |
| 1930 | 930 | 430 | 86.00% |
| 1940 | 2,252 | 1,322 | 142.20% |
| 1950 | 5,003 | 2,751 | 122.20% |
| 1960 | 7,467 | 2,464 | 49.30% |
| 1970 | 7,952 | 485 | 6.50% |
| 1980 | 7,617 | -335 | -4.20% |
| 1990 | 9,886 | 2,269 | 29.80% |
| 2000 | 14,766 | 4,880 | 49.40% |
| 2010 | 20,978 | 6,212 | 42.10% |
| 2020 | 27,134 | 6,156 | 29.30% |

*Source: U.S. Census*

## 1.4 Alignment with the Strategic Plan

The Future Land Use Element (FLUE) ties together all aspects of how the City will grow over the planning horizon. The Crestview Strategic Plan for 2023-2028 mission, vision, and values are all reflected in the Comprehensive Plan, and especially the FLUE. The City's values, which are identified as culture, play, opportunity, mobility, safety, and community character, are all influenced by land use. Therefore, the importance of reflecting those values in the FLUE is essential.

The Strengths, Weaknesses, Opportunities, Threats (SWOT) analysis conducted for the Strategic Plan identifies community character as one of the City's strengths, with the threat of the current growth and potential growth rate impacting that character. In addition, a weakness identified was managing the growth. Policies can be included in the revised FLUE to assist the City in retaining that character while considering the attractiveness to future residents who are drawn to reside in Crestview.

# 2.0 Existing Conditions

Crestview is located within the Crestview-Fort Walton Beach-Destin Metropolitan Statistical Area (MSA) in Northwest Florida which includes an estimated population of 293,635 in 2021.[7] The Crestview-Fort Walton Beach-Destin MSA is made up of Okaloosa and Walton Counties, with Crestview located in central Okaloosa County along I-10 between the Yellow and the Shoal River.

Okaloosa County's total population was estimated as 213,255 or approximately 73% of the MSA population. Okaloosa County has approximately 930 square miles of land area or 595,322 acres.

Crestview 2021 total population was estimated to be 26,934, or almost 13% of the total County population. The area of Crestview at the 2020 Decennial Census was reported as 16.58 square miles of land or 10,611.2 acres. This constitutes approximately 2% of the County area. Table 2.0.1 below includes a summary of Census data for Okaloosa County and Crestview.

### Table 2.0.1 Okaloosa County and Crestview, Florida Census Data, 2021 Estimate

| | Okaloosa County | Crestview | Crestview's Proportion Compared to the County |
|---|---|---|---|
| Total Population | 213,255 | 26,934 | 12.63% |
| Population per Square Mile[1] | 1,637 | 1,603 | - |
| Employment Rate | 64.8 | 64.9 | - |
| Median HH Income | $67,390 | $55,688 | - |
| Total Housing Units | 100,401 | 11,216 | 11.17% |
| Total Households | 81,785 | 10,245 | 12.53% |

*Source: U.S Census, 2017-2021 American Community Survey 5-Year Estimates*
*Note: The Census defines "household" as that which "includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit." Group quarters are excluded.*
*[1] 2020 Decennial Census*

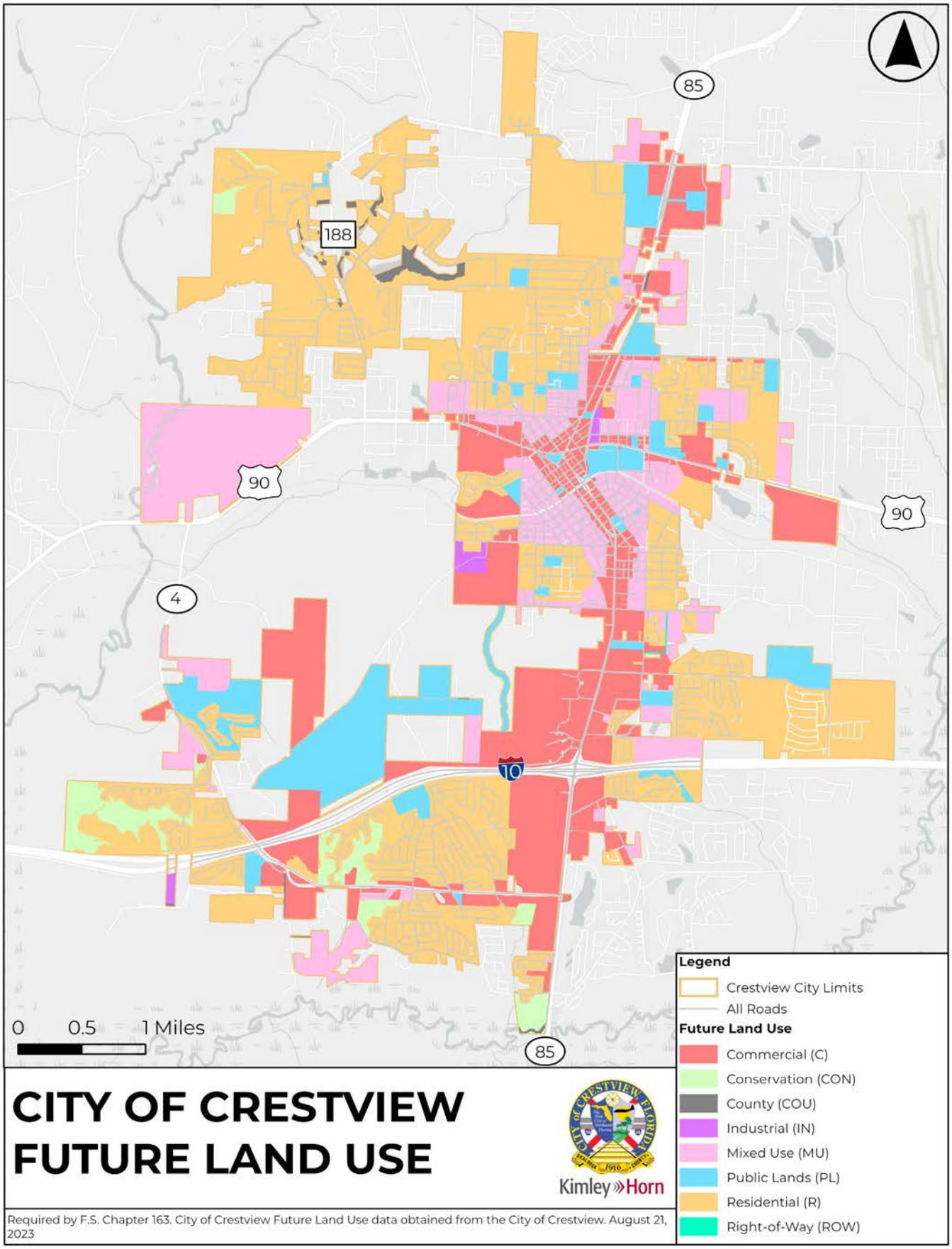
[7] *U.S. Census Bureau, 2022 Projections.*

## 2.1 Future Land Use Map

The Future Land Use Map (FLUM) is the fundamental instrument by which the City regulates the type of development particular to a parcel of property. The FLUM is used to guide where, how, and to what intensity the City seeks to grow. The assignment of a Future Land Use category to a parcel on the FLUM is then further implemented and regulated by consistent zoning. The recommendation is to retain these categories within the updated Comprehensive Plan.

- **Residential:** This category is limited to residential uses, customary accessory uses, recreation uses, planned unit developments, churches and places of worship, and essential public services. Non-profit and civic organizations may be permitted by special exception. This category is intended for single-family homes which may be developed with up to eight (8) units per gross acre as allowed by the assigned zoning district and defined in the Land Development Code.
- **Mixed-Use (MU):** This category is limited to areas that exhibit an existing or planned development pattern reflecting a variety of uses, densities, and non-residential uses. Specific residential uses allowed in this category include single-family residential, multi-family residential, mobile home parks, and mobile home subdivisions. Specific non-residential uses include recreation uses, neighborhood and general commercial and business uses, offices, restaurants, motels/hotels and other temporary lodging facilities, clinics and medical facilities, churches and places of worship, light industrial uses when such uses do not create any adverse off-site impacts to other properties or to protected environmental resources. Other similar uses may be allowed based on compatibility with existing nearby uses. Planned Unit Development (PUD) are allowed and encouraged in this category. The residential density for this category is up to 20 units per gross acre.
- **Commercial:** This category is designed for a wide range of business uses, including retail, wholesale, communication facilities, offices, services, motel/hotel uses, churches and places of worship, and residential dwelling units that are clearly accessory or incidental to the principal non-residential use. Additionally, apartments and condominiums are permitted in allowed zoning districts, as established in the Land Development Code (LDC), with a maximum density of twenty-five (25) units per gross acre. Accessory residential units are allowed only for those business owners or managers who reside on the same parcel of in the same building as the business. The density for such accessory residential use is 1 unit per business parcel. The intensity of non-residential uses shall be governed by a Floor Area Ratio (FAR) 3.0 and an impervious surface coverage of 80%.
- **Industrial:** This category is designed to protect lands for the production and distribution of goods and for other industrial activities. A wide range of industrial and commercial uses are allowed in this category. Specific uses include light and heavy manufacturing, assembly, training facilities, vehicle repair (including bodywork and painting), packaging, processing, wholesale business and warehousing, truck terminals, borrow pits, asphalt/concrete plants, heavy equipment sales, service and/or rentals, and other uses similar to those listed herein.
- **Public Lands/Institutional:** This category is intended for lands used for passive or active recreation, schools, churches and places of worship, municipal functions, County, State, or Federal functions, utility facilities, and other functions planned for property owned by Local, State or Federal agencies or governments.
- **Conservation:** This category is intended to protect important resources. Placing lands in this category is intended to result in the conservation, preservation, protection, or management of environmentally sensitive lands or other important resources.

The FLU category acres as of July 2023 are depicted in Table 2.1.1 below. Of the total 10,611.2 acres (2020 Decennial Census), 10,418.56 acres are within a FLU category with the remaining acreage (192.64 acres) identified within public right-of-ways (ROW). Based on the acreages within a FLU category, approximately 45% of land is vacant in Crestview. The FLU with the greatest acreage is “Residential” with 4,882.56 total acres. Similarly, the “Residential” category is also the category with the greatest total acres that are currently vacant. The Commercial FLU within the MU Zone has the least number of acreages with 11.99 acres, followed by the Industrial FLU category with 50.44 acres. Of the 50 acres within the Industrial FLU category, only nine acres are currently developed with the other 41 acres currently vacant.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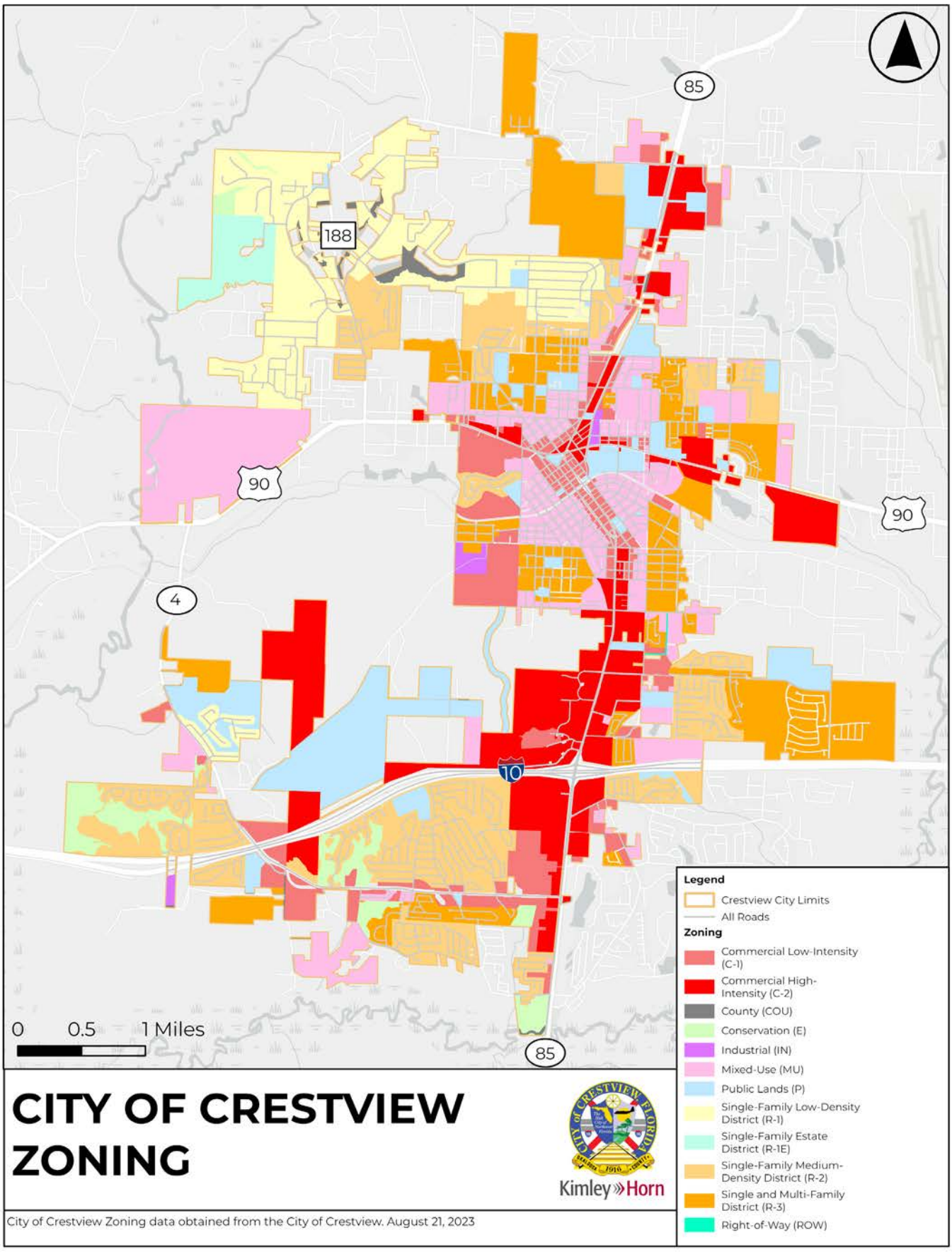
Industrial (IN)
Mixed Use (MU)
Public Lands (PL)
Residential (R)
Right-of-Way (ROW)
CITY OF CRESTVIEW
FUTURE LAND USE
Kimley»Horn
Required by F.S. Chapter 163. City of Crestview Future Land Use data obtained from the City of Crestview. August 21, 2023

## Table 2.1.1 Future Land Use Categories and 2023 Acres

| Current FLU Category | Total Acres | Vacant Total Acres | Density |
|---|---|---|---|
| Residential | 4,882.56 | 1,692.36 | 8 du/ac |
| Mixed Use | 1,685.37 | 1,141.38 | 20 du/ac |
| Commercial; Total | 2,448.63 | 1,526.90 | - |
| **Commercial; MU Zone** | **11.99** | **3.95** | **20 du/ac** |
| **Commercial; C-1 Zone** | **912.66** | **617.58** | **25 du/ac** |
| **Commercial; C-2 Zone** | **1,523.98** | **905.37** | **0 du/ac** |
| Industrial | 50.44 | 41.06 | 0 du/ac |
| Public Lands | 1,027.31 | 32.84 | 0 du/ac |
| Conservation | 324.25 | 208.23 | 0 du/ac |
| **TOTAL** | **10,418.56** | **4,642.77** | **-** |

*Source: City of Crestview, FLU Acreage Table, Provided by Nicholas Schwendt on 07/18/2023*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Crestview City Limits
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Zoning
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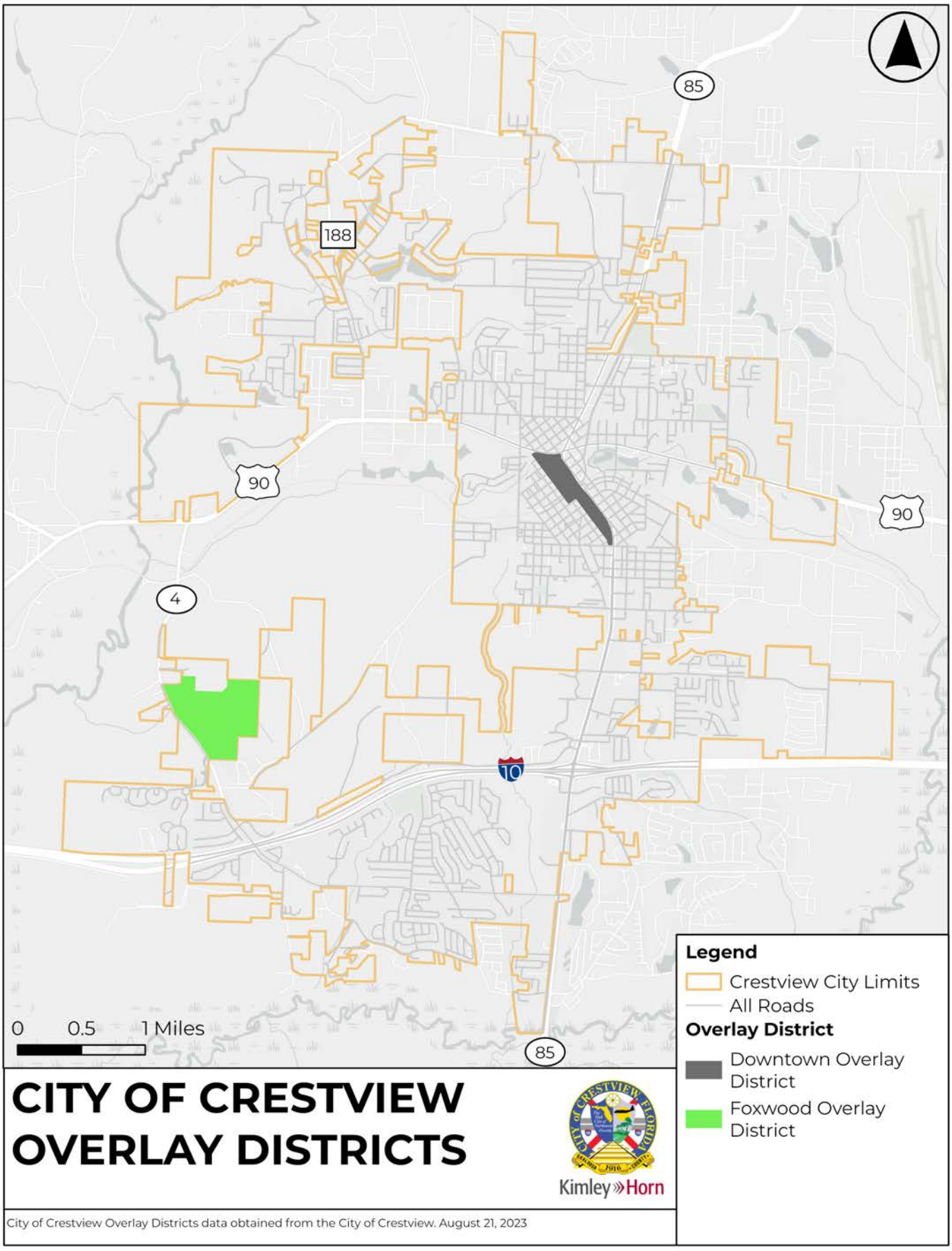
Commercial High-Intensity (C-2)
County (COU)
Conservation (E)
Industrial (IN)
Mixed-Use (MU)
Public Lands (P)
Single-Family Low-Density District (R-1)
Single-Family Estate District (R-1E)
Single-Family Medium-Density District (R-2)
Single and Multi-Family District (R-3)
Right-of-Way (ROW)
CITY OF CRESTVIEW ZONING
Kimley»Horn
City of Crestview Zoning data obtained from the City of Crestview. August 21, 2023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Crestview City Limits
All Roads
Overlay District
Downtown Overlay District
Foxwood Overlay District
CITY OF CRESTVIEW
OVERLAY DISTRICTS
Kimley»Horn
City of Crestview Overlay Districts data obtained from the City of Crestview. August 21, 2023

## 2.2 Population Projections

After considering the City's existing population and land use conditions, it is important to understand population projections that demonstrate how the community is expected to grow and change over time. This valuable perspective will assist the City in making informed decisions about land allocation, infrastructure development, and various accommodations for the needs of the existing and future residents.

The projections provided in Table 2.2.1 below were sourced from the University of Florida Shimberg Center for Housing Studies, which maintains a data clearinghouse, including population projections for all municipalities in Florida. These predictions are used throughout other data and analysis elements of this plan.

### Table 2.2.1 Population Forecast by Age

| Age | 2010 | 2020 | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|---|---|
| 0-4 | 1,915 | 2,149 | 2,343 | 2,547 | 2,641 | 2,748 | 2,854 | 2,993 | 3,100 |
| 5-9 | 1,647 | 2,198 | 2,123 | 2,437 | 2,672 | 2,751 | 2,838 | 2,906 | 3,026 |
| 10-14 | 1,425 | 1,982 | 1,954 | 1,904 | 2,121 | 2,286 | 2,325 | 2,393 | 2,460 |
| 15-19 | 1,452 | 1,556 | 1,639 | 1,856 | 1,819 | 2,103 | 2,276 | 2,325 | 2,379 |
| 20-24 | 1,563 | 2,033 | 1,984 | 2,193 | 2,540 | 2,357 | 2,569 | 2,760 | 2,796 |
| 25-29 | 1,838 | 2,582 | 2,376 | 2,289 | 2,456 | 2,808 | 2,674 | 3,045 | 3,264 |
| 30-34 | 1,761 | 2,487 | 2,454 | 2,543 | 2,617 | 2,889 | 3,281 | 3,012 | 3,263 |
| 35-39 | 1,387 | 2,009 | 2,106 | 2,356 | 2,406 | 2,229 | 2,341 | 2,636 | 2,494 |
| 40-44 | 1,389 | 1,553 | 1,575 | 1,844 | 1,866 | 1,907 | 1,935 | 2,104 | 2,350 |
| 45-49 | 1,592 | 1,287 | 1,295 | 1,395 | 1,689 | 1,893 | 1,907 | 1,746 | 1,802 |
| 50-54 | 1,325 | 1,363 | 1,330 | 1,249 | 1,333 | 1,581 | 1,571 | 1,599 | 1,612 |
| 55-59 | 969 | 1,570 | 1,533 | 1,264 | 1,178 | 1,252 | 1,488 | 1,656 | 1,662 |
| 60-64 | 792 | 1,309 | 1,368 | 1,521 | 1,254 | 1,128 | 1,173 | 1,375 | 1,355 |
| 65-69 | 584 | 1,069 | 1,136 | 1,435 | 1,634 | 1,261 | 1,156 | 1,208 | 1,424 |
| 70-74 | 439 | 804 | 819 | 949 | 1,240 | 1,382 | 1,121 | 998 | 1,023 |
| 75+ | 900 | 1,183 | 1,331 | 1,590 | 1,935 | 2,486 | 3,036 | 3,074 | 2,982 |
| **Total** | **20,978** | **27,134** | **27,366** | **29,372** | **31,401** | **33,061** | **34,545** | **35,830** | **36,992** |

*Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida*

Figure 2.1.1 below graphically represents the age group percentages of the overall population in 2050.

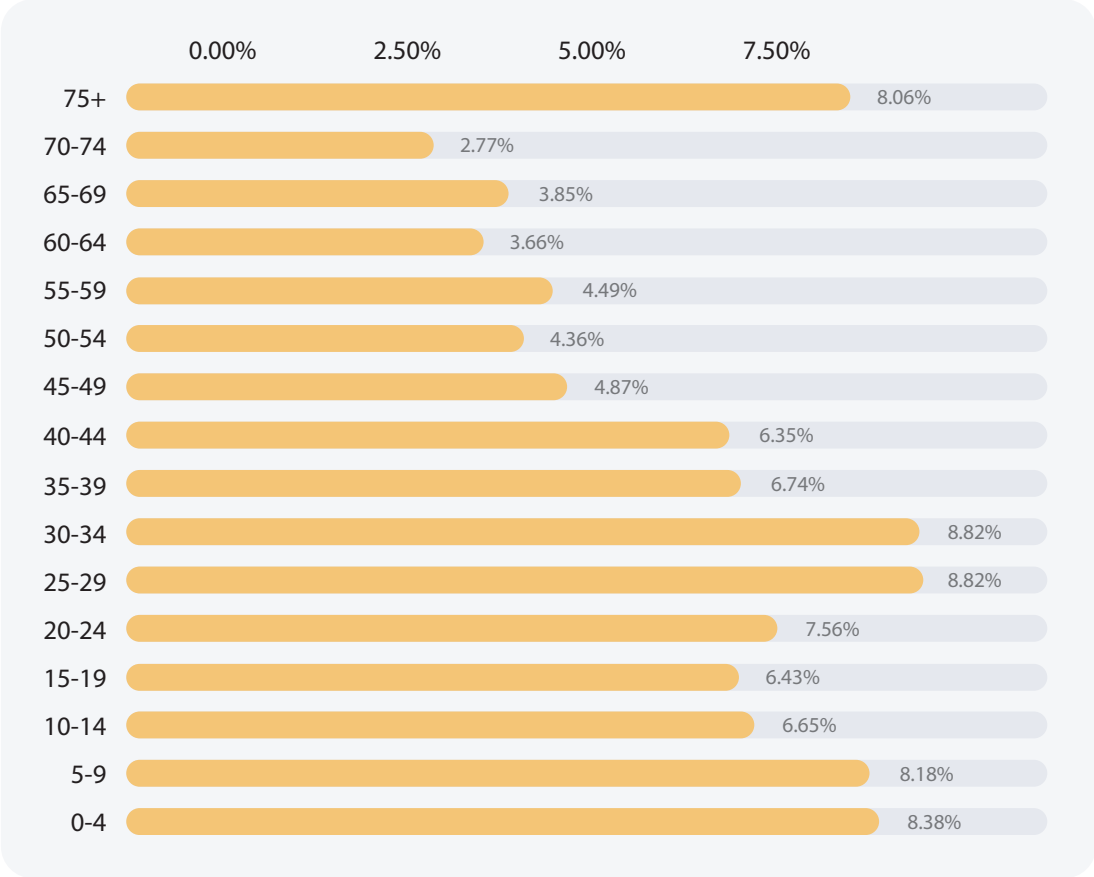



*Figure 2.1.1*
*Source: Table 2.1.1*

To show the percentage change of population through 2050, Table 2.1.2 shows the increase of population by decade, through 2050. This projection anticipates a reduced percent increase in population growth in future decades.

## Table 2.1.2 Population Projections Growth Rate Percentages, 2010 - 2050 by Decade

| | Population | % Change |
|---|---|---|
| 2010 | 20,978 | - |
| 2020 | 27,134 | 29.3% |
| 2030 | 31,401 | 15.7% |
| 2040 | 34,545 | 10.0% |
| 2050 | 36,992 | 7.1% |

*Source: Table 2.1.1*

## 2.3 Growth and Projection Limitations

Crestview's future growth is influenced by several factors including its expanding municipal boundary through annexation, the development of vacant lands, and the pace at which larger tracts of land are developed at greater densities within the current city limits. Soley looking at annexations, the timing and results of the impact annexations have on the City are dependent on the property owner's decision to annex into the City, the density at which the property will be developed prior to or after annexation, and the state of economy when these considerations are being made. Additionally, the presence of utilities and services holds the potential to significantly impact the growth patterns within and near the City's existing boundaries. The City's facilities are evaluated below in Section 2.3.1. Because these factors are highly variable, this data and analysis is a summary of the existing conditions within the City limits and projections based on the best available data.

# 3.0 Recommendations Incorporated from Contributing Documents

The following documents are recent plans conducted and produced in recent years to assist Crestview in establishing a clear vision with strategic focus areas for the future of the City. Several valuable points and findings from those documents should be considered as policy in the Comprehensive Plan. These are included below.

## 3.1 A New View City of Crestview Strategic Plan 2020

- Satisfy current and future infrastructure needs
    - Implement proactive long-range planning processes
    - Evaluate buildings, facilities, and equipment
    - Create/evaluate funding strategies
    - Strengthen community partnerships
- Promote desirable growth with a hometown atmosphere
    - Remove blight
    - Create programs to promote incentives for downtown revitalization and preservation
    - Prioritize beautification efforts
    - Develop programs that target specific industries
- Ensure the continuous safety of citizens and visitors
    - Maintain competent and qualified public safety staff
    - Improve coordination and communication internally and with other agencies
    - Improve pedestrian access, visibility, and protection
    - Improve citizen relations
    - Develop smart-City technology
    - Undertake continuous risk assessment
- Provide safe, efficient and accessible means for mobility
    - Pursue funding options and solutions
    - Develop long-term mobility plan
    - Develop long-term mitigation strategies
    - Review of current plans and policies
    - Support multi-modal alternatives

  - Strengthen public education
  - Strengthen intergovernmental relationships

- Promote an environment that encourages economic and educational opportunity
  - Improve processes for new business development
  - Educate potential entrepreneurs and developers
  - Advertise Crestview's advantages
  - Determine desired industries
  - Increase educational program

- Expand recreational and entertainment activities within the City
  - Evaluate and prioritize wants of community for entertainment and leisure services
  - Evaluate existing facilities and programs
  - Evaluate internal and external partnerships for increased cultural and entertainment activities
  - Evaluate options for entertainment and leisure unique to Crestview

## 3.2 Crestview Community Redevelopment Agency (CRA) Strategic Plan 2020 and City of Crestview Community Redevelopment Area Master Plan March 2017

- Vision: "To encourage redevelopment within the district that will enhance the quality of life of the community, while maintaining historical significance".
  - Promote smart growth throughout the district
  - Work toward enhancing the quality of life for all through promoting new business and activities for the citizens of Crestview and the surrounding area
  - Promote connectivity throughout the district allowing citizens and visitors to safely experience all the district has to offer
  - Promote and maintain an attractive and authentic atmosphere through good planning, proactive maintenance programs, and clear codes

- **Goal 1:** Revitalize the district capitalizing on current resources and recognized opportunities
  - Establish a revitalization task force to address economic and physical revitalization
    - Utilize the Main Street Association, Historic Preservation Board, and Chamber of Commerce to aid in revitalization efforts
  - Maintain and strengthen the Façade Grant Program
    - Review current grant programs to determine validity and adjust as necessary
  - Develop green space, open space parks, and public plaza programs and promote connectivity within the community
    - Review the area for appropriate locations for parks and green spaces within the District
    - Current plans include partnering with Okaloosa County to develop parking to include green space (Fiscal 2020)

- **Goal 2:** Provide Infrastructure for current and future needs
    - Develop and enforce building and site maintenance codes
        - Currently under review by Planning Division
    - Eliminate the informality in enforcement of regulations
        - Currently under review by Planning Division
        - Budget seed money to work to eliminate blight in the district (2020)
    - Develop a sidewalk restoration and maintenance program
        - Develop a Streetscape Master Plan for the district
    - Review a realign downtown streets for efficiency/eliminate dangerous intersections
        - Develop a Streetscape Master Plan for the district
    - Develop a parking and enforcement strategy
        - This project may be addressed at a later date
- **Goal 3:** Market the District
    - Build and develop an active marketing and branding program
        - In the current year this will be a partnership with the Crestview Main Street Association
    - Promote CRA district on website and all social media platforms
        - This is ongoing with the use of the City's Public Information Officers
    - Clearly identify "Historic Downtown Crestview" and direct visitors and locals to the district (new gateway signs)
        - Enhanced partnerships with the Historic Preservation Board
    - Develop "Gateways to Crestview"
        - Gateway signs construction in the 2019-2020 budget
    - Develop a cohesive "family" of wayfinding signs for the downtown/CRA District
    - Individual signage will be developed as areas of the district are completed
- **Goal 4:** Enhance Public and Private Partnerships
    - Re-emphasize and incentivize the Crestview Main Street Program
        - Currently have an agreement with Main Street which will be expanded in the 2019-2020 budget
    - Refocus the Historic Preservation Board
        - Working with Main Street and the Historic Board for revitalization of the Bush House on Wilson Street. This project will be continued to be funded in the 2019-2020 budget
        - Implement a Historic Building Identification plan in conjunction with the Historic Preservation Board (2019-2020)
    - Enhance the SR 85 Bridge
        - No action in the current year
        - Combine with Twin Hills Segue Project

- **Goal 5:** Enhance the Aesthetics of the District
    - Develop design guidelines for façades, signage, landscaping, access and parking
        - The design of design standards may be budgeted in a future year's budget. No action in the 2019-2020 budget
    - Develop area around new courthouse and add public amenities
        - Continued maintenance of memorial/gazebo
        - Upgrade as necessary
    - Eliminate informality of enforcement of regulations
        - In the 2019-2020-year policy changes will be made to increase Code Enforcement
        - A fund will be established to seed the removal of blight for properties that do not comply
- **Goal 6:** Expand Activity in the District
    - Promote Arts in the downtown and entire CRA District
        - Develop survey to determine citizen requests for the district
        - Art features on government property
        - Work with Main Street Association to expand events
        - Expand the capabilities of Twin Hills for vendor events (water/electric)
- **Goal 7:** Economic Development in the District
    - Amend Comprehensive Plan to mixed use for downtown district
        - Completed for downtown area. Plans are in place to expand to other areas of the CRA district
    - Develop a commercial incentive program to encourage new development, economic activities, and job creation
        - Completed in part by the grant programs in place. Review and amend grant program (2020) and research more incentives (year 2+)
- **Goal 8:** Connectivity
    - Develop an access road from Industrial Drive to Twin Hills Park
        - Construct pedestrian, bike, and vehicle segue to Twin Hills Park from downtown
    - Develop a bike path/pedestrian trail link between downtown and Twin Hills Park
        - Construct pedestrian, bike, and vehicle segue to Twin Hills Park from downtown
    - Connect Industrial Drive to Twin Hills Park with new entrance
        - Construct pedestrian, bike, and vehicle segue to Twin Hills Park from downtown

US Hwy 90 W
Main St N
State Hwy 85
S Main St
S Main St
0
0.1
0.2 Miles
Legend
Crestview City Limits
All Roads
Main Street
Railroads
CRA Districts
Original Redevelopment Area
Expansion Area 1
Expansion Area 2
Expansion Area 3
CITY OF CRESTVIEW COMMUNITY REDEVELOPMENT AREAS
Kimley»Horn
City of Crestview Community Redevelopment Area data obtained from the City of Crestview. August 21, 2023

# 4.0 Analysis of Need

## 4.1 Estimated Housing Need

In the Housing Element Data and Analysis, an analysis was conducted to estimate Crestview's future housing needs. This involved estimates and projections by the Shimberg Center for Housing Studies, based on the U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset, and population projections by the Bureau of Economic and Business Research, University of Florida. The Housing Element should be referenced for additional information on the affordability of housing units in Crestview and the background data of this information provided below.

Overall, Table 4.1.1 provides a summary of the projected housing need by tenure without representation of income levels or affordability from the Shimberg Center for Housing Studies. By 2050, Crestview will need approximately 7,633 owner-occupied housing units and approximately 5,949 renter-occupied housing units. This maintains a consistent ratio of owner-to-renter housing occupants through 2050.

### Table 4.1.1 Projections of Household Demographic Data by Tenure, 2025 – 2050

| | Owner | Percent | Renter | Percent |
|---|---|---|---|---|
| 2025 | 6,037 | 56.15% | 4,714 | 43.85% |
| 2030 | 6,485 | 56.44% | 5,006 | 43.56% |
| 2035 | 6,888 | 56.57% | 5,288 | 43.43% |
| 2040 | 7,184 | 56.48% | 5,535 | 43.52% |
| 2045 | 7,408 | 56.28% | 5,755 | 43.72% |
| 2050 | 7,633 | 56.20% | 5,949 | 43.80% |

*Source: Estimate and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida*

However, as discussed in the Housing Element Data and Analysis, a 5% vacancy rate is ideal for availability and affordability of housing units because it ensures that the market is fluid enough to accommodate the voluntary and involuntary movement of buyers and sellers. Crestview, as of 2021, had a vacancy rate of 8.70% according to the 2017-2021 American Community Survey 5-Year Estimates. To determine the number of future units necessary for an adequate vacancy rate, Table 4.1.2 shows the number of units necessary for occupied dwellings.

### Table 4.1.2 Total Dwelling Unit Need with a 5% Vacancy Rate, 2025-2050

| | Year | | | | | |
|---|---|---|---|---|---|---|
| | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
| Owner-Occupied Units with 5% Vacancy Rate | 6,339 | 6,809 | 7,232 | 7,543 | 7,778 | 8,015 |
| Renter-Occupied Units with 5% Vacancy Rate | 4,950 | 5,256 | 5,552 | 5,812 | 6,043 | 6,246 |
| Total Future Dwelling Units Needed with 5% Vacancy Rate | 11,289 | 12,066 | 12,785 | 13,355 | 13,821 | 14,261 |

*Source: Table 4.1.1*

## 4.2 Land Area Requirements for Future Housing Needs

Land requirements for future housing will be provided through the redevelopment of parcels, the development of currently vacant parcels, and future annexations. According to the dwelling unit projections provided in Table 4.1.2 for both owner-occupied units and renter-occupied units, Crestview will need approximately 1,711 additional owner-occupied units and 1,334 renter-occupied units by 2050 (Figure 4.2.1).

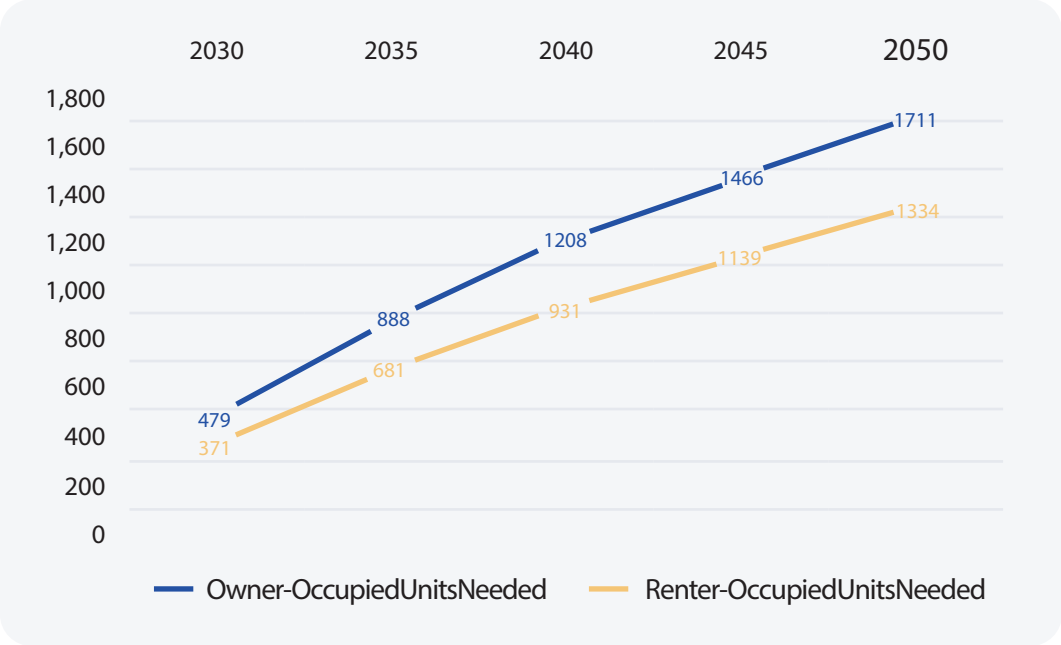



*Figure 4.2.1 Units Needed by Tenure, 2030 – 2050*

Assuming that owner-occupied units often are developed at a lower density than renter-occupied units, the land area required to accommodate these future housing needs can be calculated by using the maximum densities in the Residential Future Land Use Category for owner-occupied units and the Mixed-Use Future Land Use Category for the renter-occupied units.

In the Residential Future Land Use Category, at up to eight (8) units per gross acre, the City will need approximately 214 acres of new owner-occupied units to meet the projected demand in 2050 assuming a maximum build-out of that category (Figure 4.2.2). In the Mixed-Use Future Land Use Category, at up to 20 units per gross acre, the City will need approximately 67 acres of new renter-occupied units at a maximum build-out of that category. These lands can be acquired via annexation, redevelopment, or conversion of existing lands and structures.

An alternative to dependency on the annexation of lands is an increase of densities within the existing Future Land Use categories. In doing so, the City can reduce vehicle miles traveled, utility line expansion, carbon emissions, and other preferred methods of development to reduce impacts.

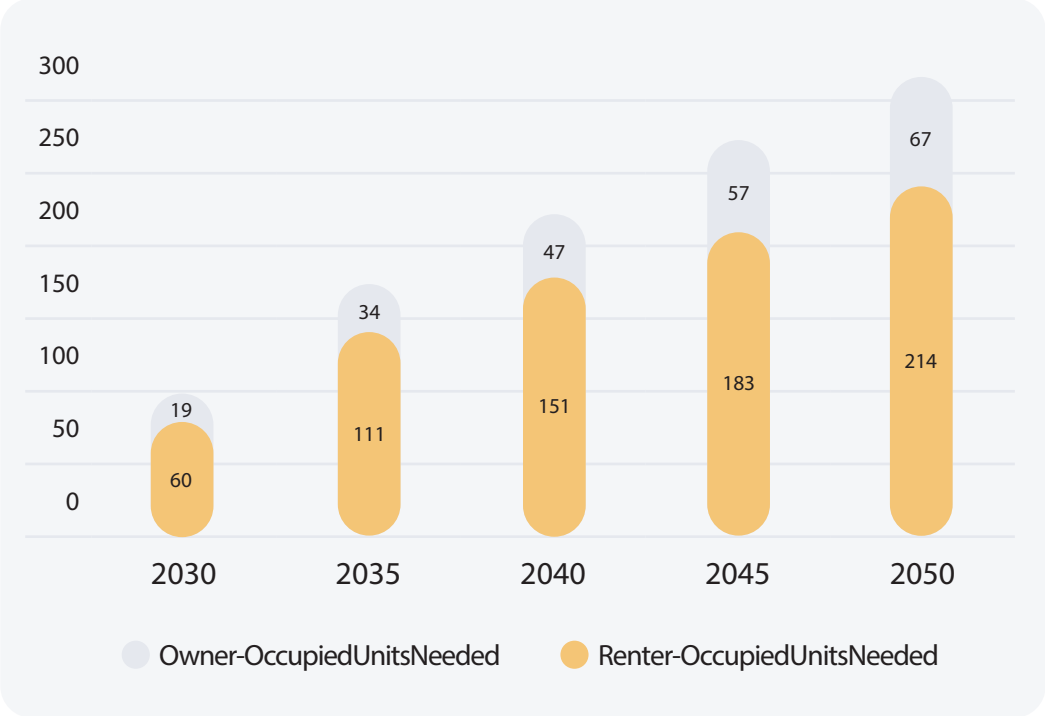



*Figure 4.2.2 Acres Needed by Tenure, 2030 – 2050*

Based on the total acreages by FLU category provided in Table 2.1.1, Crestview currently has 1,692.36 total acres of vacant land within the Residential FLU category. However, as shown in Table 4.2.1 below, 297.30 acres of vacant lands designated with the Residential FLU are within the National Wetlands Inventory (NWI) areas. With the remaining 1,395.06 acres at a density of eight dwelling units to the acre, this category has the maximum buildout potential for 11,160 units through the development of vacant lands not located within a wetland area. This is more than adequate available land to accommodate the projected population growth expected to occur by 2050.

Further emphasizing Crestview's sufficient available lands for needed residential development, the Mixed Use FLU category can currently accommodate 16,363 units at maximum buildout, the Commercial FLU in the Mixed Use Zone can accommodate 74 units at maximum buildout and the Commercial FLU in the C-1 Zone can accommodate 12,198 units at maximum buildout. With a total of 39,795 dwelling units at maximum buildout, the City of Crestview has approximately 13 times more vacant land with development potential than the projected housing demand requires.

Table 4.2.1 Acres Needed by Tenure, 2030 – 2050

| FLU Category | Total | Vacant Total | Vacant - Within NWI Areas | Vacant - Not Within NWI Areas | Density | Potential Units |
|---|---|---|---|---|---|---|
| Residential | 4,882.56 | 1,692.36 | 297.30 | 1,395.06 | 8 du/ac | 11,160 |
| Mixed Use | 1,685.37 | 1,141.38 | 323.25 | 818.13 | 20 du/ac | 16,363 |
| Commercial; Total | 2,448.63 | 1,526.90 | 407.69 | 1,119.21 | - | - |
| Commercial; MU Zone | 11.99 | 3.95 | 0.25 | 3.70 | 20 du/ac | 74 |
| Commercial; C-1 Zone | 912.66 | 617.58 | 129.68 | 487.90 | 25 du/ac | 12,198 |
| Commercial; C-2 Zone | 1,523.98 | 905.37 | 277.76 | 627.61 | 0 du/ac | 0 |
| Industrial | 50.44 | 41.06 | 0.00 | 41.06 | 0 du/ac | 0 |
| Public Lands | 1,027.31 | 32.84 | 25.22 | 7.62 | 0 du/ac | 0 |
| Conservation | 324.25 | 208.23 | 160.84 | 47.39 | 0 du/ac | 0 |
| | | | | | **Potential Units Total:** | **39,795** |

*Source: City of Crestview, FLU Acreage Table, Provided by Nicholas Schwendt on 07/18/2023*

### 4.3 Land Area Requirements for Future Commercial Needs

It is important to note that, although the Commercial FLU categories in various zones allows for high density residential uses, the City should maintain a desirable mix of commercial and residential uses. It is common for cities of this size and location to contain at least 15% non-residential uses to support the residential development. Currently, there are 2,448.63 total acres within the Commercial FLU, with 1,119.21 acres vacant outside of the NWI areas. Currently about 19% of lands within Crestview are designated to allow for commercial uses. This 19% also does allow for residential and developments with a mixture of uses.

## 5.0 Recommendations

The Future Land Use Element (FLUE) is the backbone of the Comprehensive Plan. It is the directive to the future growth and development of Crestview, including newly annexed areas. The strength of the FLUE can create amazing places and community character if properly structured.

As demonstrated in this analysis, Crestview has sufficient lands to accommodate the projected population growth through 2050. No recommendations are made to amend the categories of the Future Land Use Map, and in general other than the recommendations made above to include other planning document strategies, the recommendations to amend the FLUE are as follows.

### 5.1 Recommendations from Land Development Code (LDC) Policy Crosswalk

- Policy 7.A.1.2 requires the LDC to address several issues. Some of these have been addressed in policy and some need attention such as the compatibility of adjacent land uses and the provision of opens space. Include policies accordingly.

- Policy 7.A.1.2 requires the LDC to utilize existing water and sewer facilities. This is not reflected in regulation.
- Remove Policy 7.A.3.2 which generally directs the LDC to address accepted planning practices and principles and provide more specific strategies in the Plan.
- Policy 7.A.4.1 which directs the LDC to provide for the preservation of natural environmental functions is not reflected in the LDC.
- Policy 7.A.4.2 speaks to the regulation of extraction activities (mining). Evaluate whether this is a needed policy for Crestview, and if so address smaller type activities (e.g. borrow pits).
- Include a regulation(s) to address infill development. Policy 7.A.6.3 mentions infill as an allowable practice, and further implementation should be evaluated.
- Policy 7.A.6.6 requires the LDC to include parameters regarding annexations, particularly to avoid leap frog development. This policy should be amended, removed, or the LDC should be updated accordingly.
- Update Policy 7.A.8.1 and 7.A.8.2 with correct terminology.
- Policy 7.A.11.2 requires the LDC to include compatibility measures for the continued operations of Eglin Air Force Base (AFB). These measures should be included in the LDC.

## 5.2 Recommendations from the Evaluation and Appraisal Report

- Policy 7.A.6.5 includes reference to urban sprawl, and that "no zoning change or plan amendment shall be approved unless a finding is made that…(the request will)…not encourage urban sprawl." Consider a reference to the Florida Statutory determination analysis of urban sprawl.
- Include a policy to address the vesting of older lots.
- Address the requirement to encourage the location of future school sites in proximity to residential areas.
- Provide a definition and potential overarching policies to address the analysis of compatibly of non-like uses in close proximity to each other.
- The mixed-use category needs criteria to determine percentage of and distribution of types of uses within a particular development.
- Adopt the historic district boundary on the Future Land Use Map.

## 5.3 Other Recommendations

- Consider antiquated language throughout (e.g. mobile home parks in the Mixed Use category), and adjust to newer terminology as applicable.
- Consider moving the definitions to the Land Development Regulations so that an amendment to the Plan is not necessary to amend a definition.
- Evaluate ways to incorporate design guidelines for beautification efforts of public buildings, parks, and public spaces into the Land Development Regulations.
- Consider incorporating a policy around blight reduction after catastrophic weather events.
- Ensure that those policies in the Conservation Element relating to land development are aligned with the policies in the Future Land Use Element.
- Align those policies that regulate the use of on-site sewage treatment facilities (aka septic tanks) in the Infrastructure Element with the development of land.

Chapter 2

# HOUSING

# 1.0 Introduction

The purpose of this analysis is to provide data to the City as a basis for the development of strategies to meet identified or address projected deficits in the supply of housing through the update of the Housing Element Goals, Objectives and Policies.

The ultimate goal of a comprehensive plan Housing Element is to analyze the distribution and supply of various housing needs within the jurisdiction, to include housing types, affordability, and allowable densities. The Shimberg Center at the University of Florida and its Florida Housing Data Clearinghouse are the primary data sources for housing data. These organizations provide public access to factual information regarding housing needs and supply, subsidized rental housing, and household demographics in Florida communities. Sources utilized by the Florida Housing Data Clearinghouse include the U.S. Decennial Census of 2010 and 2010, the 2017-2021 American Community Survey (ACS) 5-Year Estimates, and the Bureau of Economic and Business Research (BEBR) at the University of Florida. As these various sources are utilized within this analysis, it is important to note that the most current data was used when possible, and therefore, some numbers may differ since the ACS is projected data.

## 1.1 Alignment with the Strategic Plan

Crestview values opportunity, as indicated in the foundational and experiential values portion of the Strategic Plan. Opportunity includes the availability of housing to meet the needs of City residents. A major factor of consideration when an industry looks to locate in particular community is workforce availability. With the encouragement of additional housing options, a diverse workforce is provided a variety of housing types and cost. Crestview should look to creatively encouraging a greater housing diversity, from smaller attached housing to larger lot single-family detached homes.

Additionally, opportunities identified in the formation of the Strategic Plan include “affordable housing developments”. The new policies introduced into the Housing Element will support these values and opportunities identified by the Council.

## 1.2 Alignment with the Local Housing Assistance Plan (LHAP)

The City of Crestview updated the LHAP in July of 2023. This Plan’s purpose is to “meet the housing needs of the very low, low and moderate-income households; to expand production of and preserve affordable housing, and; to further the Housing Element of the local government comprehensive plan specific to affordable housing.” The updated goals, objectives, and policies of this element should reflect those strategies, so that the documents work together in support of each other. Recommended policies for inclusion are listed in Section 3.3 following.

# 2.0 Existing Conditions

## 2.1 Historical Housing Data

Crestview's historical housing inventory is shown in Table 2.1.1. The decade with the greatest number of residential home permits issued in Crestview since after 1939 was 2000 to 2009 with 30.7% of the total. The decade prior to that, 1990 to 1999, records the second greatest number of residential home permits with 18.8% of the total. Approximately 47.1% of the housing structures permitted within the City have been permitted since 1990. Okaloosa County's housing stock is generally older than that of Crestview.

### Table 2.1.1 Crestview and Okaloosa Housing Construction by Decade

| Year Structure Built | Crestview | | Okaloosa | |
|---|---|---|---|---|
| | Number of Units | Percent of Total | Number of Units | Percent of Total |
| Total: | 13,137 | - | | 103,923 |
| Built 2020 or later[1] | 1,988[1] | 15.1% | 3,316[2] | 3.2% |
| Built 2010 to 2019 | 1,766 | 13.4% | 13,342 | 12.8% |
| Built 2000 to 2009 | 3,448 | 26.2% | 19,995 | 19.2% |
| Built 1990 to 1999 | 2,111 | 16.1% | 17,549 | 16.9% |
| Built 1980 to 1989 | 1,371 | 10.4% | 17,870 | 17.2% |
| Built 1970 to 1979 | 397 | 3.0% | 14,708 | 14.2% |
| Built 1960 to 1969 | 794 | 6.0% | 9,116 | 8.8% |
| Built 1950 to 1959 | 646 | 4.9% | 5,569 | 5.4% |
| Built 1940 to 1949 | 442 | 3.4% | 1,895 | 1.8% |
| Built 1939 or earlier | 174 | 1.3% | 563 | 0.5% |

*Sources: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates*
*[1] City of Crestview building permit data includes 895 single family and 1,093 multifamily units as sourced from the City of Crestview, as of October 2023.*
*[2] Okaloosa County building permit data includes 2,725 single family, 591 mobile home, and 0 multifamily units as sourced from Okaloosa County, as of November 7, 2023.*

According to the U.S. Census data, 174 homes were built within the city limits prior to 1939, which was 23 years after the City was incorporated (in 1916). The Census does not provide information as to whether these homes are still in existence or have since been otherwise removed or demolished.

The 2021 American Community Survey 5-Year Estimates projected that Crestview had a total of 11,216 housing units. Of these units, the majority (over 74%) were single detached residential units. The category with the second highest percentage of number of units is housing complexes with 20 or more units at 7.5% of Crestview's total housing units. These figures within this report are 2021 ACS estimates projected from the 2020 Census counts, similar to many data figures in this analysis. These numbers provide an indication of a need for additional multi-family and "missing middle" housing, which is generally defined as a provision of a variety of housing types including duplex to quadruplex housing through courtyard buildings with multi-family attached dwellings. The opportunity exists to promote these housing types through housing policy.

### Table 2.1.2 Housing Units by Type of Structure 2017-2021 5-Year Estimate

| Unit Type | Number of Units | Percentage |
|---|---|---|
| 1 unit, detached | 8,332 | 74.29% |
| 1 unit, attached | 448 | 3.99% |
| 2 units | 367 | 3.27% |
| 3 or 4 units | 247 | 2.20% |
| 5 to 9 units | 432 | 3.85% |
| 10 to 19 units | 390 | 3.48% |
| 20 or more units | 846 | 7.54% |
| Mobile Home or Trailer | 154 | 1.37% |
| Total | 11,216 | - |

*Sources: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates*
*Note: 1 unit, attached is a dwelling that is separated from the adjacent unit by a ground-to- roof wall and does not share HVAC systems or plumbing.*

## 2.2 Manufactured Homes and Mobile Home Parks

The U.S. Census in 2021 estimates that the City of Crestview has approximately 154 mobile homes. For comparison, in 2011, this estimate was 178 mobile homes. This is a 13.5% decrease in the past decade of mobile home housing units.

The terms "mobile" home and "manufactured home" are often intertwined. The Florida Statutes §320.01(2)(a) defines a mobile home as:

> *"a structure, transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein."*

A mobile home is required to have a sticker as described in §320.0815 (2), F.S. It can be taxed as real property under certain conditions.

The Florida Statutes §320.01(2)(b) also defines a "manufactured home" as:

> *"a mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act."*

A manufactured home has insignia attached from the Department of Business and Professional Regulation to indicate compliance with the standards and rules established in Chapter 553, F.S., Building Construction Standards, and is taxed as real property.

Although there are three (3) manufactured housing parks licensed by the Florida Department of Business and Professional Regulation (DPBR) within the vicinity of Crestview, none are within the City limits. This license is different than the mobile home parks listed in Table 2.2.1.

Mobile homes, lodging and recreational vehicle parks, and recreational camps are licensed annually by the Department of Health through Florida's 67 County Health Departments, in accordance with Chapter 513, Florida Statutes and Chapter 64E-15, Florida Administrative Code. Table 2.2.1 below shows that there are three (3) active listings for mobile home parks and no registered recreational vehicle parks. In total, there are twenty one (21) mobile home spaces.

### Table 2.2.1 Crestview Mobile Home and RV Parks Licensed by the Florida Department of Health

| Company Name | Street Address | Program Sub Type | # Of Mobile Home Spaces | # Of RV Spaces |
|---|---|---|---|---|
| Brookmeade Mobile Home | 429 Brookmeade Drive | Mobile Home Park | 6 | 0 |
| Patriot Park | 864 E Chestnut Avenue | Mobile Home Park | 10 | 0 |
| Long Drive Mobile Home Park | 537 Long Drive | Mobile Home Park | 5 | 0 |
| **TOTAL** | | | **21** | **0** |

*Source: Florida Department of Health, Environmental Health, Mobile Home Parks, Mobile Home/RV Park Listing, 3.31.23*

## 2.3 Government Assisted Housing

According to Shimberg Florida Housing Data Clearinghouse, there are several properties within Crestview that receive funding from the following three funding sources. Please note that many properties receive funding from more than one agency, so properties and units may appear in more than one row. Also, "Assisted Units" refers to units with income and rent restrictions, whereas "HUD/RD Rental Assistance Units" refers to units subsidized through project-based rental assistance contracts with HUD or USDA Rural Development. Table 2.3.1 used in culmination with Table 2.3.2 provides a more accurate image of Crestview's assisted housing inventory. Crestview has 938 assisted housing units with 181 units with rental assistance subsidies. The average year built is 1988 for these units, and the average year of subsidy expiration is 2048.

### Table 2.3.1 Crestview Assisted Properties and Units by Funder, Summary

| Funder | Properties | Total Units | Assisted Units | HUD/RD Rental Assistance Units |
|---|---|---|---|---|
| Florida Housing Finance Corporation | 6 | 503 | 503 | 28 |
| USDA Rural Development | 6 | 194 | 194 | 181 |
| HUD Public Housing | 1 | 273 | 273 | 0 |
| **Total, All Funders** | **12** | **938** | **938** | **181** |

*Source: Compiled by the Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse*

## Table 2.3.2 Assisted Housing Inventory: Property List

| Development Name | Street Address | Total Units | Assisted Units | HUD/RD Rental Assistance Units | Target Population | Year built (property appraiser) | Overall year of subsidy expiration |
|---|---|---|---|---|---|---|---|
| Addison Place | 900 Addison Place | 160 | 160 | | Family | 2004 | 2056 |
| Arbours at Crestview | South of Patriot Lane and Aplin Road | 96 | 96 | | Family; Link | not avail. | |
| Bent Creek Apts | 209 Bent Creek Road | 36 | 36 | 35 | Family | 1985 | 2042 |
| Bent Creek II Apts | 209 Bent Creek Road | 24 | 24 | 20 | Family | 1985 | 2040 |
| Brentwood Apartment | 107 Brentwood Lane | 38 | 38 | 37 | Family | 1976 | 2043 |
| Brookmeade Villas | 104 Noble Circle | 32 | 32 | 28 | Elderly; Family | 1995 | 2046 |
| Crestview Apts II | 1450 Coremo Drive | 24 | 24 | 22 | Elderly | 1980 | 2039 |
| Crestview Group Home 1 | Corner of Hickory Avenue Lots 5&6 Block 37 | 6 | 6 | | Persons with Disabilities | not avail. | 2029 |
| Katie Manor | 639 Brookmeade Drive | 102 | 102 | | Elderly; Family; Link | 2008 | 2065 |
| King Village Neal Cobb Villa Ed Hill Man | 310 Virginia Ct Apt | 273 | 273 | | Elderly; Family | 1970 | |
| Lena Turner Village | 1450 Coremo Drive | 40 | 40 | 39 | Elderly | 1989 | 2042 |
| Princeton Grove | Aplin Road and Patriot Lane | 107 | 107 | | Elderly; Family; Link | not avail. | 2074 |

*Sources: Compiled by the Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse*
*Note: "Link" designation refers to units funded by Florida Housing and set aside for extremely low-income households with special needs (homeless, domestic violence survivors, persons with a disability, youth aging out of foster care).*

## 2.4 Historical Sales Data

The Shimberg Center publishes median home sales prices in its Florida Housing Data Clearinghouse for housing units based on the Florida Department of Revenue Sales Data Files. Table 2.4.1 represents data compiled by Shimberg and provides a summary of the Housing Sales and Supply as of the 2021 ACS Estimates.

### Table 2.4.1 Housing Sales and Supply Summary

| Characteristic | Single Family | Mobile Home | Multifamily Less than 10 Units | Multifamily 10 or More Units |
|---|---|---|---|---|
| TOTAL UNITS/PROPERTIES | 8,662 | 88 | 71 | 23 |
| Homesteads | 4,998 | 36 | 3 | - |
| Residential Units | - | - | 329 | 1,568 |
| Mean year built | 1994 | 1990 | 1975 | 1990 |
| Median year built | 1999 | 1987 | 1982 | 1990 |
| Mean size in square feet | 1,959 | 1,471 | 4,348 | 67,655 |
| Median size in square feet | 1,889 | 1,254 | 2,434 | 28,153 |
| Total square feet(mils) | 17 | - | - | 2 |
| Mean assessed value | $163,026 | $50,251 | $218,860 | $5,152,981 |
| Median assessed value | $150,952 | $44,020 | $119,301 | $1,051,914 |
| Mean just value | $203,235 | $54,826 | $219,388 | $5,152,981 |
| Median just value | $196,242 | $52,589 | $119,301 | $1,051,914 |
| Total assessed value($mils.) | 1,412 | 4 | 16 | 119 |
| Total just value($mils.) | 1,760 | 5 | 16 | 119 |
| 2022 Number of Sales | 635 | 2 | - | - |
| 2022 Mean Sales Price | $274,584 | $25,000 | - | - |
| 2022 Median Sales Price | $280,000 | $25,000 | - | - |

*Sources: Florida Department of Revenue, Name-Address-Legal File and Sales Data File*

Table 2.4.2, utilizing the same sources, depicts the mean sales price of the dwelling unit by type, from 1996 to 2022. These figures are shown as the sales price adjusted to the 2022 dollar for single family homes and mobile homes.

The information provided here provides the historical context of the types of homes that were being purchased. Crestview recorded the highest number of annual sales in 2021 with 1,072 total residential sales, where the mean sales price for a single family home was $275,258 and the mean sales price for a mobile home was $124,658. From the year prior (2020), this was an increase of 247 annual sales, an increase in mean sales price for single family units by 15%, and a decrease in mean sales price for mobile homes by 14%. The year 2006 had the highest mean price for a housing unit where the mean sales price for a single family home was $276,369, but 2020 has the highest mean price for a mobile home at $144,470.

It is important to note that outside factors including market availability, cost burden to the average purchaser, and geographical location of the units are not recognized within this data set.

### Table 2.4.2 Mean Sales Prices for Single Family Homes and Mobile Homes, 1996-2022

| | Single Family | | Mobile Home | |
|---|---|---|---|---|
| | Number of Sales | Mean Sales Price 2022 Dollars | Number of Sales | Mean Sales Price 2022 Dollars |
| 2022 | 635 | $274,584 | 2 | $25,000 |
| 2021 | 1,070 | $275,258 | 2 | $124,658 |
| 2020 | 823 | $240,304 | 2 | $144,470 |
| 2019 | 850 | $228,790 | 1 | $35,692 |
| 2018 | 616 | $216,516 | 1 | $14,069 |
| 2017 | 587 | $208,536 | 0 | - |
| 2016 | 439 | $202,825 | 1 | $40,480 |
| 2015 | 303 | $198,225 | 0 | - |
| 2014 | 272 | $197,323 | 0 | - |
| 2013 | 308 | $186,207 | 1 | $80,865 |
| 2012 | 253 | $193,714 | 0 | - |
| 2011 | 356 | $206,807 | 0 | - |
| 2010 | 304 | $215,729 | 1 | $141,733 |
| 2009 | 313 | $220,434 | 0 | - |
| 2008 | 296 | $235,079 | 1 | $95,718 |
| 2007 | 565 | $264,427 | 1 | $52,546 |
| 2006 | 1,008 | $276,369 | 0 | - |
| 2005 | 1,020 | $260,490 | 4 | $96,852 |
| 2004 | 692 | $202,541 | 1 | $27,897 |
| 2003 | 632 | $175,997 | 2 | $52,800 |
| 2002 | 510 | $164,524 | 3 | $61,040 |
| 2001 | 421 | $146,220 | 1 | $110,712 |
| 2000 | 337 | $144,131 | 1 | $41,031 |
| 1999 | 406 | $155,217 | 1 | $21,205 |
| 1998 | 482 | $157,732 | 0 | - |
| 1997 | 397 | $145,777 | 1 | $22,011 |
| 1996 | 360 | $138,658 | 0 | - |

*Source: Compiled by the Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse, as sourced from the Florida Department of Revenue, Sales Data Files*

Table 2.4.3 shows the historical Crestview sales figures from 1996 to 2022 in actual numbers (not adjusted for inflation). This table shows that during the real estate boom of the 2005/2006 years, Crestview experienced the same rise in home values as was the trend at the time. The year with the highest median sales price for a single family home was 2022 where the median home price was $280,000 and the median mobile home price was highest in 2020 where the median home price was $127,000.

### Table 2.4.3 Median Actual Sales Prices for Single Family Homes and Mobile Homes, 1996-2022

| | Housing Type | |
|---|---|---|
| | Single Family | Mobile Homes |
| 2022 | $280,000 | $25,000 |
| 2021 | $250,000 | $114,750 |
| 2020 | $218,500 | $127,000 |
| 2019 | $199,950 | $31,000 |
| 2018 | $184,955 | $12,000 |
| 2017 | $173,000 | - |
| 2016 | $163,500 | $33,000 |
| 2015 | $156,000 | - |
| 2014 | $153,000 | - |
| 2013 | $145,500 | $64,000 |
| 2012 | $149,900 | - |
| 2011 | $151,950 | - |
| 2010 | $159,250 | $105,000 |
| 2009 | $165,000 | - |
| 2008 | $170,250 | $70,000 |
| 2007 | $176,900 | $37,000 |
| 2006 | $185,000 | - |
| 2005 | $161,200 | $58,500 |
| 2004 | $125,000 | $17,900 |
| 2003 | $110,900 | $33,000 |
| 2002 | $101,250 | $35,900 |
| 2001 | $88,500 | $66,600 |
| 2000 | $85,000 | $24,000 |
| 1999 | $88,800 | $12,000 |
| 1998 | $89,900 | - |
| 1997 | $82,750 | $12,000 |
| 1996 | $76,250 | - |

*Source: Compiled by the Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse, as sourced from the Florida Department of Revenue, Sales Data Files*

## 2.5 Existing Housing Characteristics

Of the estimated 11,216 total housing units in Crestview in 2021, 10,245 were occupied housing units and 971 were vacant. This indicates an 8.7% vacancy rate. Vacancy rates at five (5) percent or lower indicate a housing shortage, and typically cause a higher cost of housing.

Of the occupied housing units, 57% were owner-occupied and 43% were renter-occupied. Considering local conditions, this can partially be attributed to the military population which due to their transient nature are more prone to rent housing than purchase. Over the last decade, there has been an increase in the number of occupied households in Crestview of almost 41%. Of these vacant units, 38% were classified as "Other Vacant Units." This Census clarifies that "a housing unit is classified as 'other vacant' when it does not fit into any other year-round vacant category. Common reasons a housing unit is labeled "other vacant" is that no one lives in the unit and the owner:

- Is making repairs or renovation.
- Does not want to rent or sell.
- Is using the unit for storage.
- Is elderly and living in a nursing home or with family members.

Additional reasons are that the unit is being held for settlement of an estate or that the unit is being foreclosed. While foreclosed properties may be classified as 'other vacant,' they may also appear in any of the vacant or occupied categories."

### Table 2.5.1 Vacancy and Occupancy Status, 2017-2021 5-Year Estimates

| | 2011 | 2021 | Percent Change |
|---|---|---|---|
| Total Housing Units | 8,810 | 11,216 | 27.31% |
| Permanent Occupied Units | 7,269 | 10,245 | 40.94% |
| Owner | 4,612 | 5,873 | 27.34% |
| Renter | 2,657 | 4,372 | 64.55% |
| Total Vacant Units | 1,541 | 971 | **-36.99%** |
| Vacant Units for Rent | 596 | 455 | **-23.66%** |
| Vacant Units for Sale | 193 | 40 | **-79.27%** |
| Vacant Units Rented or Sold, Not Occupied | 50 | 107 | 114.00% |
| Other Vacant Units | 702 | 369 | **-47.44%** |
| Total Housing Vacancy Rate | 17.49% | 8.70% | **-50.26%** |

*Source: U.S. Census Bureau, 2011 - 2021 American Community Survey 5-Year Estimates, DP04 Selected Housing Characteristics*
*Notes: Vacant units rented or sold consists of year-round vacant units which have been rented or sold but the new renters or owners have not moved in as of the day of interview.*

## 2.6 Existing Home Costs

According to Shimberg and the Florida Department of Revenue, the average single-family home just value was $203,235 in 2022, compared to the statewide just value of $288,186. “Just value” is defined by the Florida Administrative Code (12D-1.002) as “the price at which a property, if offered for sale in the open market, with a reasonable time for the seller to find a purchaser, would transfer for the cash or its equivalent, under prevailing market conditions between parties who have knowledge of the uses to which the property may be put, both seeking to maximize their gains and neither being in a position to take advantage of the exigencies of the other.”

Mobile homes had a mean just value of $54,826; multi-family developments with less than 10 units had a just value of $219,388, and multifamily developments with 10 or more units had a mean just value of $5,152,981.

Of the total owner-occupied units in Crestview, 29% or 1,724 units are valued between $200,000 to $299,999. The value category with the second highest number of units is $100,000 to $149,999. The median owner-occupied value in Crestview is $180,800 in 2021.

### Table 2.6.1: Crestview Value of Owner-Occupied Units, 2021

| | Units | Percentage |
|---|---|---|
| Total Owner-occupied units | 5,873 | - |
| Less than $50,000 | 327 | 5.57% |
| $50,000 to $99,999 | 402 | 6.84% |
| $100,000 to $149,999 | 1,449 | 24.67% |
| $150,000 to $199,999 | 1,049 | 17.86% |
| $200,000 to $299,999 | 1,724 | 29.35% |
| $300,000 to $499,999 | 801 | 13.64% |
| $500,000 to $999,999 | 74 | 1.26% |
| $1,000,000 or more | 47 | 0.80% |
| *Median (dollars)* | *$180,800* | |

*Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, DP04 Selected Housing Characteristics*

## 2.7 Rental Units

The information in Table 2.7.1 below indicates the fair market rent (FY 2023) for the renter-occupied housing units in the Crestview-Fort Walton Beach-Destin, Florida Metro Area as set by the U.S. Housing and Urban Development (HUD). The fair market rent charged should be between $1,211 for an efficiency and $2,557 for a four-bedroom home. HUD establishes these standards in hopes of reducing overpayment of rent by permanent occupants.

### Table 2.7.1 Overview of Housing Value and Cost Characteristics

| Total Housing Units[1] | 11,216 |
|---|---|
| % Housing Units Occupied[1] | 91.34% |
| Home-Ownership Occupancy Rate[1] | 57.33% |
| Mean SF Home Just Value[2] | $203,235 |
| HUD Fair Market Rent by # Bedrooms[3] | |
| Efficiency | $1,211 |
| 1 Bedrooms | $1,319 |
| 2 Bedrooms | $1,526 |
| 3 Bedrooms | $2,064 |
| 4 Bedrooms | $2,557 |

*Sources:*
*[1] U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates*
*[2] Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse, Florida Department of Revenue, Name-Address-Legal File and Sales Data File*
*[3] U.S. Housing and Urban Development (2024 Fair Market Rents for Crestview-Fort Walton Beach-Destin, FL HUD Metro Area)*
*https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2024_code/2024summary.odn*
*NOTE: SF = single family*

The median gross rent in Crestview is $1,100 as reported by the 2017 - 2021 American Community Survey 5-Year Estimates, which is 15% lower than the state median gross rent of $1,301. However, the state median also includes high housing cost areas such as Miami. Gross rent as a percentage of household income is reported in Table 2.7.2. The largest percentage of income paid is in the over 50% range or approximately 38% of all those who pay rent. This is considered unaffordable by the Florida statutory definition.

By definition of Section 420.9071, F.S., if an individual or family unit is paying more than 30% of the household income in gross rent, or monthly mortgage payments in combination with taxes and insurance, the individual or family is considered to face an affordability challenge with housing and the cost burden may strain the household financially. Table 2.7.2 below shows that 53.47% percent of those renting in Crestview pay more than 30% of their household income for gross rent.

To note: gross rent is defined by the Census as “the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else).”

### Table 2.7.2: Crestview Gross Rent as a Percentage of Household Income (GRAPI), 2021

| Gross Rent as a Percentage of Household Income | Number of Households | Percent of Total |
|---|---|---|
| Total Paying Rent | 4,178 | - |
| Less than 15.0 percent | 451 | 10.79% |
| 15.0 to 19.9 percent | 581 | 13.91% |
| 20.0 to 24.9 percent | 335 | 8.02% |
| 25.0 to 29.9 percent | 577 | 13.81% |
| 30.0 to 49.9 percent | 628 | 15.03% |
| 50.0 percent or more | 1606 | 38.44% |
| Not computed | 194 | 4.64% |

*Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, DP04 Selected Housing Characteristics*

### Table 2.7.3: Occupied Units Paying Rent, Gross Amounts, 2021

| Gross Rent Amount | Occupied Units | Percent of Total |
|---|---|---|
| Occupied Units Paying Rent | 4178 | - |
| Less than $500 | 260 | 6.22% |
| $500 to $999 | 1334 | 31.93% |
| $1,000 to $1,499 | 1705 | 40.81% |
| $1,500 to $1,999 | 812 | 19.44% |
| $2,000 to $2,499 | 67 | 1.60% |
| $2,500 to $2,999 | 0 | 0.00% |
| $3,000 or more | 0 | 0.00% |
| Median (dollars) | $1,100 | - |
| No rent paid | 194 | - |

*Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, DP04 Selected Housing Characteristics*

Of those permanently occupied dwelling units paying rent rather than a mortgage, the largest number of households are paying in the $1,000 and $1,499 range, or approximately 40.81% of the total households paying rent.

Of the 4,178 occupied units paying rent, 6% of all households had rents below $500. The data in Table 2.7.4 shows the household income projections in relation to the cost burden of a home. Gross rent or gross mortgage amounts are used to determine the cost burden.

Table 2.7.4 Crestview Household Income Projections in Relation to Cost of Home, 2020 – 2040

| Cost of Home in Relation to Household Income | Year | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2010 | 2020 | 2021 | 2022 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
| less than or equal to 30% of AMI | 1,023 | 1,343 | 1,353 | 1,363 | 1,447 | 1,543 | 1,634 | 1,706 | 1,770 | 1,828 |
| greater than 30% but less than or equal to 50% of AMI | 1,089 | 1,430 | 1,438 | 1,448 | 1,540 | 1,640 | 1,736 | 1,816 | 1,882 | 1,943 |
| greater than 50% but less than or equal to 80% of AMI | 1,596 | 2,098 | 2,115 | 2,128 | 2,262 | 2,414 | 2,556 | 2,672 | 2,768 | 2,857 |
| greater than 80% but less than or equal to 100% of AMI | 642 | 843 | 851 | 857 | 910 | 973 | 1,029 | 1,075 | 1,115 | 1,150 |
| greater than 100% of AMI | 3,219 | 4,246 | 4,292 | 4,320 | 4,592 | 4,921 | 5,221 | 5,450 | 5,628 | 5,804 |

*Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic Business Research, University of Florida.*
*Note: AMI = Average Median Income*

## 2.8 Housing Value

Table 2.8.1 below shows the 2021 estimated number of owner-occupied housing units by value. This table does not differentiate among housing types and therefore includes manufactured homes and site-built homes. The largest percentage of owner-occupied housing units is grouped between $200,000 and $299,999 in value within Crestview.

Table 2.8.1 Crestview Value of Owner-Occupied Housing Units

| Value | Crestview | |
|---|---|---|
| | Number of Units | Percentage |
| Less than $50,000 | 327 | 5.57% |
| $50,000 - $99,999 | 402 | 6.84% |
| $100,000 - $149,999 | 1,449 | 24.67% |
| $150,000 - $199,999 | 1,049 | 17.86% |
| $200,000 - $299,999 | 1,724 | 29.35% |
| $300,000 - $499-999 | 801 | 13.64% |
| $500,000 - $999,999 | 74 | 1.26% |
| $1,000,000 or greater | 47 | 0.80% |
| TOTAL | 5,873 | 100% |

*Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates*

## 2.9 Affordability

The categories of affordability of housing is outlined in Florida Statutes (§420.0004), and defines affordable as "monthly rents or monthly mortgage payments including taxes, insurance, and utilities that do not exceed thirty (30) percent of that amount which represents the percentage of the median adjusted gross annual income for the household," and is categorized by "extremely-low", "low-income," "moderate-income", and "very-low income" persons. This is also referred to as gross rent or gross mortgage costs.

**Extremely-low-income** persons are those whose total annual household income does not exceed 30% of the median annual adjusted gross income for households within the state.

**Very-low-income persons** are those whose total annual adjusted gross household income does not exceed 50% of the median annual adjusted gross income for households within the state, or 50% of the median annual adjusted gross income for households within the MSA or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

**Low-income persons** are those whose total annual adjusted gross household income does not exceed 80% of the median annual adjusted gross income for households within the state, or 80% of the median annual adjusted gross income for households within the MSA or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

**Moderate-income persons** are those whose total annual adjusted gross household income is less than 120% of the median annual adjusted gross income for households within the state, or 120% of the median annual adjusted gross income for households within the MSA or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

Within Crestview, 5,873 units are owner-occupied. Of this total, 4,205 have a mortgage and 1,668 do not have a mortgage. Compared to the entire State of Florida where approximately 57% of owner-occupied units have a mortgage, Crestview has almost 72% of owner-occupied units with a mortgage.

### Table 2.9.1: Mortgage Status for Owner-Occupied Units, 2021

| | Units | Percentage |
|---|---|---|
| Total owner-occupied units | 5,873 | - |
| Housing units with a mortgage | 4,205 | 71.60% |
| Housing units without a mortgage | 1,668 | 28.40% |

*Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, DP04 Selected Housing Characteristics*

For owner-occupied units, both with and without a mortgage, over 40% of units are less than 20% of the monthly owner costs as a percentage of the household's income. According to the U.S. Census, households are considered cost-burdened when they spend more than 30% of their income on their housing needs. Utilizing these definitions, Crestview has approximately 33% of housing units with a mortgage cost-burdened and almost 24.76% cost-burdened without a mortgage.

## Table 2.9.2: Monthly Owner Costs as a Percentage of Household Income (SMOCAPI), 2021 Table

| Housing units with a mortgage (excluding units where SMOCAPI cannot be computed) | 4,169 | |
|---|---|---|
| Less than 20.0 percent | 1,883 | 45.17% |
| 20.0 to 24.9 percent | 513 | 12.31% |
| 25.0 to 29.9 percent | 392 | 9.40% |
| 30.0 to 34.9 percent | 337 | 8.08% |
| 35.0 percent or more | 1,044 | 25.04% |
| Not computed | 36 | - |
| Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed) | 1,652 | - |
| Less than 10.0 percent | 1,068 | 64.65% |
| 10.0 to 14.9 percent | 52 | 3.15% |
| 15.0 to 19.9 percent | 38 | 2.30% |
| 20.0 to 24.9 percent | 71 | 4.30% |
| 25.0 to 29.9 percent | 14 | 0.85% |
| 30.0 to 34.9 percent | 271 | 16.40% |
| 35.0 percent or more | 138 | 8.35% |
| Not computed | 16 | - |

*Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, DP04 Selected Housing Characteristics*

## 2.9.3: Owner-Occupied Households, Cost Burden by Income, 2021 Estimate (Summary)

| Household Income | Housing Cost Burden | | |
|---|---|---|---|
| | 30% or less | 30.1-50% | More than 50% |
| 30% AMI or less | 380 | 359 | 614 |
| 30.01-50% AMI | 308 | 930 | 200 |
| 50.01-80% AMI | 1,183 | 898 | 34 |
| 80.01-100% AMI | 753 | 98 | - |
| Greater than 100% AMI | 4,211 | 47 | 34 |

*Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida*

## 2.10 Inventory of Interior Conditions, Substandard Housing

The American Community Survey estimates, compiled by the Shimberg Center for Housing Studies, is utilized to determine substandard housing conditions. As defined by the U.S. Census, the American Community Survey measures the following criteria: overcrowding, the presence of fuel, the completeness of kitchen facilities, and the completeness of plumbing facilities.

The American Community Survey states "data about the number of occupants per room is used to measure the extent of overcrowding among our nation's households. A housing unit is often considered overcrowded if it has more than one person per number of rooms in the dwelling." As of the 2021 estimate, Crestview has 204 units considered overcrowded with 1.01 or more persons per room. This accounts for 2% of all occupied units in Crestview.

The presence of fuel used as a substandard indicator describes the use of heating fuel, which may include electricity. The American Community Survey uses this as a basic indicator of the adequacy of the housing stock. There are no recorded occupied housing units that do not have fuel for heating the home. This means that estimates show all housing units in Crestview have either utility gas, bottled LP gas, and/or electricity.

As defined by the American Community Survey, complete kitchens are those with essential fixtures including a sink with piped water, a range, and a refrigerator. This data is used by the Housing and Urban Development (HUD) in the development of Fair Market Rents as shown elsewhere in this analysis. Crestview has approximately 340 units, or 3% of all occupied units, lacking complete kitchen facilities.

Complete plumbing facilities are those with both hot and cold running water, a flush toilet, and a bathtub or shower. If a residence does not have all of these facilities, then it is considered "lacking complete plumbing facilities." Again, this data is used by HUD in the development of Fair Market Rents. There are approximately 218 units, or 1.9% of all occupied units, without complete plumbing facilities within Crestview.

It is important to note that one structure may be classified by both facilities, and therefore a sum of both types of substandard housing cannot be calculated from the data provided above.

Crestview is eligible to provide assistance to owner-occupied homes for rehabilitation through the State Housing Initiatives Program (SHIP). This program is designed to financially assist homeowners with improvements to increase safety and well-being.

## 2.11 Housing Forecast

In order to determine future housing needs, population projections are used to understand the growth expected within Crestview. Table 2.11.1 below provides population projections created by the University of Florida, the Bureau of Economic and Business Research, and Florida Population Studies for local governments data needs.

The projections show an increase in population in Crestview through the year 2050. Between 2021 and 2050, it is estimated the City will grow by approximately 16,014, or by almost 35.2% of current residents.

## Table 2.11.1: Crestview Population Estimates and Projections, 2010-2050

| Year | Crestview Population |
|---|---|
| 2010 | 20,978 |
| 2020 | 27,134 |
| 2021 | 27,366 |
| 2025 | 29,372 |
| 2030 | 31,401 |
| 2035 | 33,061 |
| 2040 | 34,545 |
| 2045 | 35,830 |
| 2050 | 36,992 |

*Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida*

## Table 2.11.2 Crestview Population Estimates and Projections by Age 2010 - 2050

| Age | Projected Population | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Year | | | | | | | | |
| | 2010 | 2020 | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
| 0-4 | 1,915 | 2,149 | 2,343 | 2,547 | 2,641 | 2,748 | 2,854 | 2,993 | 3,100 |
| 5-9 | 1,647 | 2,198 | 2,123 | 2,437 | 2,672 | 2,751 | 2,838 | 2,906 | 3,026 |
| 10-14 | 1,425 | 1,982 | 1,954 | 1,904 | 2,121 | 2,286 | 2,325 | 2,393 | 2,460 |
| 15-19 | 1,452 | 1,556 | 1,639 | 1,856 | 1,819 | 2,103 | 2,276 | 2,325 | 2,379 |
| 20-24 | 1,563 | 2,033 | 1,984 | 2,193 | 2,540 | 2,357 | 2,569 | 2,760 | 2,796 |
| 25-29 | 1,838 | 2,582 | 2,376 | 2,289 | 2,456 | 2,808 | 2,674 | 3,045 | 3,264 |
| 30-34 | 1,761 | 2,487 | 2,454 | 2,543 | 2,617 | 2,889 | 3,281 | 3,012 | 3,263 |
| 35-39 | 1,387 | 2,009 | 2,106 | 2,356 | 2,406 | 2,229 | 2,341 | 2,636 | 2,494 |
| 40-44 | 1,389 | 1,553 | 1,575 | 1,844 | 1,866 | 1,907 | 1,935 | 2,104 | 2,350 |
| 45-49 | 1,592 | 1,287 | 1,295 | 1,395 | 1,689 | 1,893 | 1,907 | 1,746 | 1,802 |
| 50-54 | 1,325 | 1,363 | 1,330 | 1,249 | 1,333 | 1,581 | 1,571 | 1,599 | 1,612 |
| 55-59 | 969 | 1,570 | 1,533 | 1,264 | 1,178 | 1,252 | 1,488 | 1,656 | 1,662 |
| 60-64 | 792 | 1,309 | 1,368 | 1,521 | 1,254 | 1,128 | 1,173 | 1,375 | 1,355 |
| 65-69 | 584 | 1,069 | 1,136 | 1,435 | 1,634 | 1,261 | 1,156 | 1,208 | 1,424 |
| 70-74 | 439 | 804 | 819 | 949 | 1,240 | 1,382 | 1,121 | 998 | 1,023 |
| 75+ | 900 | 1,183 | 1,331 | 1,590 | 1,935 | 2,486 | 3,036 | 3,074 | 2,982 |
| Total | 20,978 | 27,134 | 27,366 | 29,372 | 31,401 | 33,061 | 34,545 | 35,830 | 36,992 |

*Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida*
*Notes: Counts refer to estimated or projected number of persons.*

## 2.12 Analysis of Affordability

### 2.12.1 Monthly Cost Burden of Occupied Housing Units

Table 2.12.1 below projects the cost burden based upon household income for owners and renters (tenure) within Crestview from 2025-2050. Housing tenure is sometimes used in research as a proxy for income or wealth and can be an indicator of neighborhood stability as owner-occupied units are generally occupied by less transient persons. The Area Median Income (AMI) is used in the calculations below. The median household income in Crestview was estimated to be $55,688 in the 2017-2021 American Community Survey, 5-Year Estimates, with 12.5% of the population below the poverty level. In 2010, the median income was $47,306 and in 2000, the median income was $33,122 (Source: American Community Survey, 5-Year Estimates and 2000 Decennial Census).

Table 2.12.1 Projections of Households by Tenure, Household Income and Cost Burden, 2025-2050

| | Household Income, Owner - 2025 | | | Household Income, Renter - 2025 | | |
|---|---|---|---|---|---|---|
| ≤ 30% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 152 | 108 | 209 | 255 | 276 | 447 |
| > 30% but ≤ 50% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 246 | 202 | 22 | 85 | 793 | 192 |
| > 50% but ≤ 80% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 643 | 332 | 36 | 623 | 628 | - |
| > 80% but ≤ 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 426 | 14 | - | 379 | 91 | - |
| > 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 3,560 | 51 | 36 | 945 | - | - |
| | Household Income, Owner - 2030 | | | Household Income, Renter - 2030 | | |
| ≤ 30% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 163 | 116 | 225 | 271 | 293 | 475 |
| > 30% but ≤ 50% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 264 | 217 | 23 | 90 | 842 | 204 |
| > 50% but ≤ 80% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 690 | 357 | 39 | 661 | 667 | - |
| > 80% but ≤ 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 458 | 16 | - | 403 | 96 | - |
| > 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 3,824 | 54 | 39 | 1,004 | - | - |

| | Household Income, Owner - 2035 | | | Household Income, Renter - 2035 | | |
|---|---|---|---|---|---|---|
| ≤ 30% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 173 | 124 | 239 | 286 | 310 | 502 |
| > 30% but ≤ 50% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 280 | 231 | 25 | 95 | 889 | 216 |
| > 50% but ≤ 80% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 733 | 379 | 41 | 698 | 705 | - |
| > 80% but ≤ 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 486 | 16 | - | 425 | 102 | - |
| > 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 4,062 | 58 | 41 | 1,060 | - | - |
| | Household Income, Owner - 2040 | | | Household Income, Renter - 2040 | | |
| ≤ 30% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 180 | 129 | 249 | 299 | 324 | 525 |
| > 30% but ≤ 50% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 292 | 241 | 26 | 100 | 931 | 226 |
| > 50% but ≤ 80% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 765 | 395 | 43 | 731 | 738 | - |
| > 80% but ≤ 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 507 | 17 | - | 445 | 106 | - |
| > 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 4,237 | 60 | 43 | 1,110 | - | - |

| | Household Income, Owner - 2045 | | | Household Income, Renter - 2045 | | |
|---|---|---|---|---|---|---|
| ≤ 30% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 186 | 133 | 257 | 311 | 337 | 546 |
| > 30% but ≤ 50% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 301 | 248 | 27 | 104 | 967 | 235 |
| > 50% but ≤ 80% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 789 | 408 | 44 | 760 | 767 | - |
| > 80% but ≤ 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 523 | 18 | - | 463 | 111 | - |
| > 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 4,368 | 62 | 44 | 1,154 | - | - |
| | Household Income, Owner - 2050 | | | Household Income, Renter - 2050 | | |
| ≤ 30% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 192 | 137 | 265 | 321 | 349 | 564 |
| > 30% but ≤ 50% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 310 | 256 | 27 | 107 | 1,000 | 243 |
| > 50% but ≤ 80% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 812 | 420 | 46 | 786 | 793 | - |
| > 80% but ≤ 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 539 | 18 | - | 479 | 114 | - |
| > 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 4,501 | 64 | 46 | 1,193 | - | - |

*Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida*

The U.S Department of Housing and Urban Development documents income limits based upon area median income. The 2023 figures for the Crestview-Fort Walton Beach-Destin, Florida HUD Metro FMR Area are listed in Table 2.12.2 below.

### Table 2.12.2 Income Limits by Category

| FY 2023 Income Limit Area | Median Family Income | FY 2023 Income Limit Category | Persons in Family | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | 1 | 2 | 3 | 4 | 5 | 6 |
| Crestview-Fort Walton Beach-Destin, FL HUD Metro FMR Area | $98,600 | Very Low (50%) Income Limits ($) | 32,600 | 37,250 | 41,900 | 46,550 | 50,300 | 54,000 |
| | | Extremely Low Income Limits ($) | 19,600 | 22,400 | 25,200 | 30,000 | 35,140 | 40,280 |
| | | Low (80%) Income Limits ($) | 52,150 | 59,600 | 67,050 | 74,450 | 80,450 | 86,400 |

*Source: Housing and Urban Development, Economic and Market Analysis Division*
*Notes: The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.*

## 2.13 Estimated Housing Need

Based upon the family median income amount of $98,600 for Crestview-Fort Walton Beach-Destin, FL HUD Metro FMR Area and the cumulative data provided in Table 2.12.2 above, Table 2.13.1 shows the projected number of available lower-income rental and owner-occupied units in the Crestview area to 2050. These figures are based upon the definition of “affordability” as discussed earlier in this report, or where gross housing costs are projected to be over 30% of the household income. Therefore, those figures reported as “≤ 30%” of the cost burden of the household were not included in the table.

### Table 2.13.1 Total Projection of Need for Lower-Income Housing Units, 2025 – 2050

| Year | Tenure | Income by Percentage of Average Median Income | | | |
|---|---|---|---|---|---|
| | | 30-50% of AMI = $29,580 - $49,300 | 50-80% of AMI = $49,301-$78,880 | 80-100% of AMI = $78,881-$98,600 | 100% + of AMI = $98,601 + |
| 2025 | Owner-Occupied Units | 224 | 368 | 14 | 87 |
| | Renter-Occupied Units | 985 | 628 | 91 | - |
| 2030 | Owner-Occupied Units | 240 | 396 | 16 | 93 |
| | Renter-Occupied Units | 1,046 | 667 | 96 | - |
| 2035 | Owner-Occupied Units | 256 | 420 | 16 | 99 |
| | Renter-Occupied Units | 1,105 | 705 | 102 | -- |
| 2040 | Owner-Occupied Units | 267 | 438 | 17 | 103 |
| | Renter-Occupied Units | 1,157 | 738 | 106 | - |
| 2045 | Owner-Occupied Units | 275 | 452 | 18 | 106 |
| | Renter-Occupied Units | 1,202 | 767 | 111 | - |
| 2050 | Owner-Occupied Units | 283 | 466 | 18 | 110 |
| | Renter-Occupied Units | 1,243 | 793 | 114 | - |

*Source: Tables 3.20 and 3.21*

Overall need for housing without representation of income level need is shown below. The Shimberg Center for Housing Studies compiles household projections for local government analysis. The projections for occupied housing units in Crestview are as follows, and are indicative of current conditions.

### Table 2.13.2 Projections of Household Demographic Data by Tenure, 2025 – 2050

| | Owner | Percent | Renter | Percent |
|---|---|---|---|---|
| 2025 | 6,037 | 56.15% | 4,714 | 43.85% |
| 2030 | 6,485 | 56.44% | 5,006 | 43.56% |
| 2035 | 6,888 | 56.57% | 5,288 | 43.43% |
| 2040 | 7,184 | 56.48% | 5,535 | 43.52% |
| 2045 | 7,408 | 56.28% | 5,755 | 43.72% |
| 2050 | 7,633 | 56.20% | 5,949 | 43.80% |

*Source: Estimate and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida*

## 2.14 Vacancy Rate

In order to maintain the satisfactory movement of buyers and sellers, a vacancy rate greater than 5% is ideal for housing availability and affordability. As noted earlier in this report, Crestview currently has an 8.7% vacancy rate. To determine the number of future units necessary for an adequate vacancy rate, Table 2.14.1 and Figure 2.14.2 show the number of units necessary for occupied dwellings.

### Table 2.14.1 Total Dwelling Unit Need with a 5% Vacancy Rate,

| | Year | | | | | |
|---|---|---|---|---|---|---|
| | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
| Owner-Occupied Units with 5% Vacancy Rate | 6,339 | 6,809 | 7,232 | 7,543 | 7,778 | 8,015 |
| Renter-Occupied Units with 5% Vacancy Rate | 4,950 | 5,256 | 5,552 | 5,812 | 6,043 | 6,246 |
| Total Future Dwelling Units Needed with 5% Vacancy Rate | 11,289 | 12,066 | 12,785 | 13,355 | 13,821 | 14,261 |

*Source: Table 2.13.2*

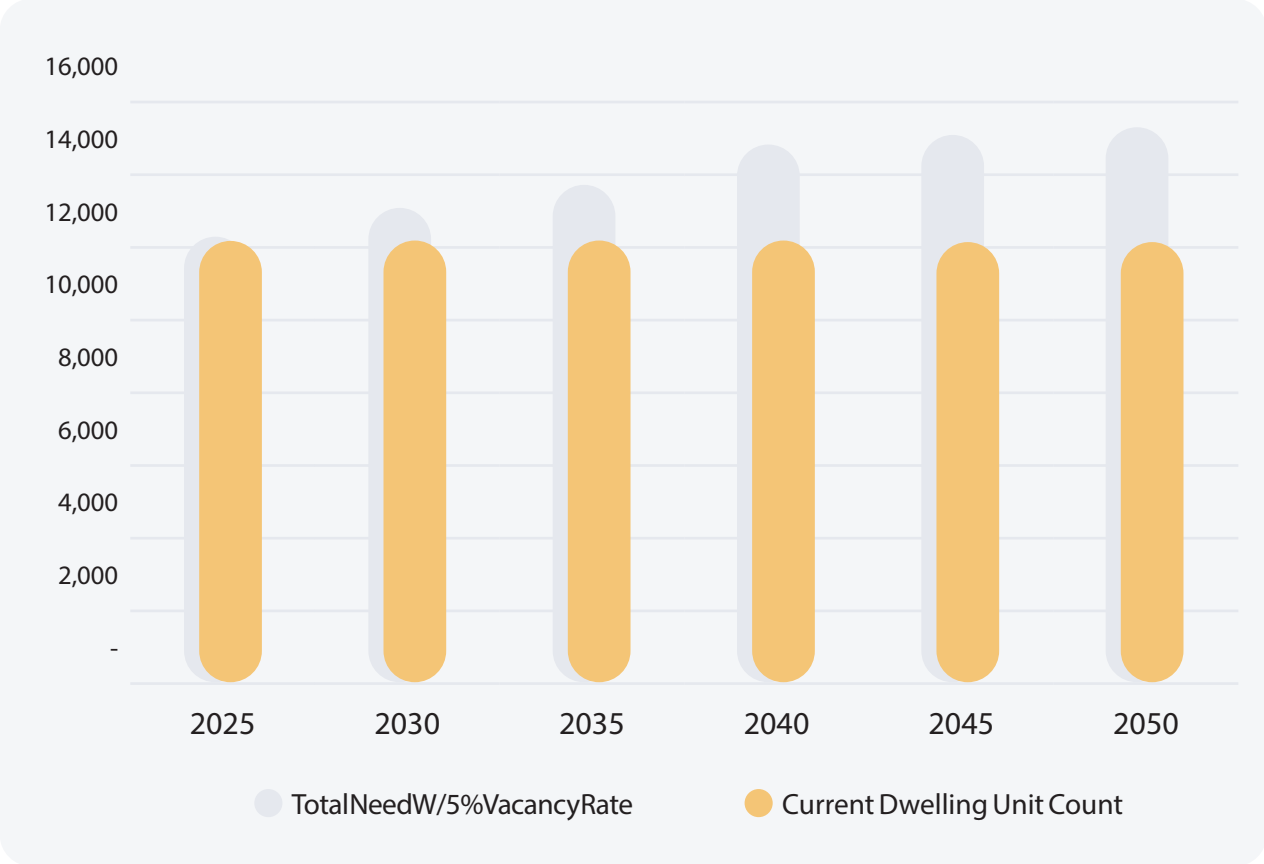



*Figure 2.14.2 Total Dwelling Unit Need with a 5% Vacancy Rate, 2025 – 2050*

## 2.15 Land Area Requirements for Future Housing Needs

Land requirements for future housing will be provided through the redevelopment of parcels, the development of currently vacant parcels, and future annexations. According to the dwelling unit projections provided in Table 2.14.1 for both owner-occupied units and renter-occupied units, Crestview will need approximately 1,711 additional owner-occupied units and 1,334 renter-occupied units by 2050 (Figure 2.15.1).

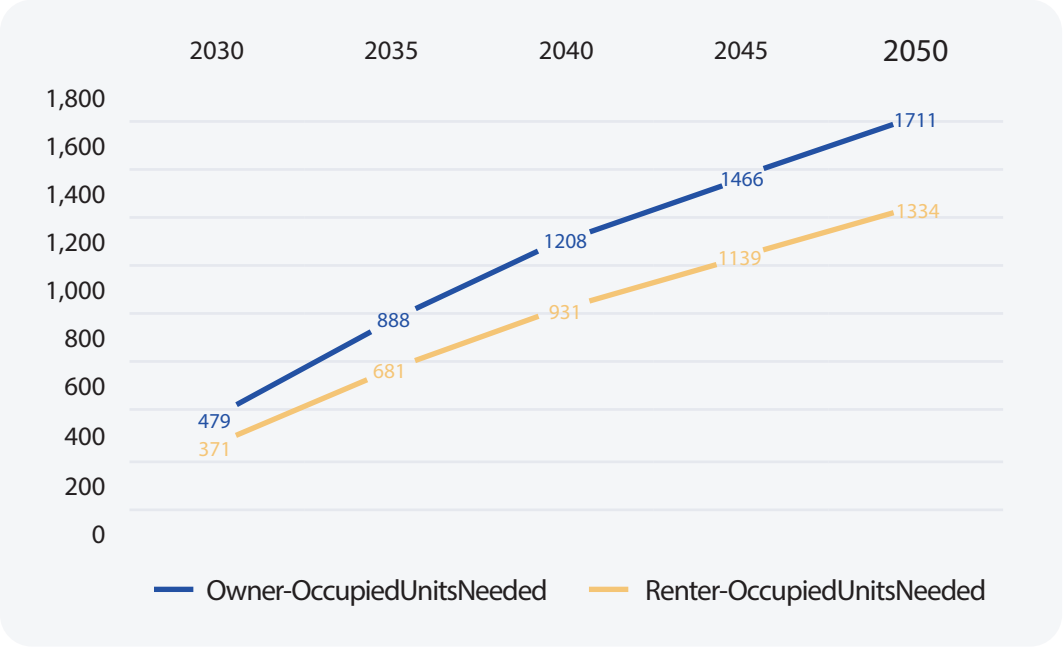



*Figure 2.15.1 Units Needed by Tenure, 2030 – 2050*

Assuming that owner-occupied units often are developed at a lower density than renter-occupied units, the land area required to accommodate these future housing needs can be calculated by using the maximum densities in the Residential Future Land Use Category for owner-occupied units and the Mixed-Use Future Land Use Category for the renter-occupied units.

With the up to eight (8) units per gross acre allowable by the Residential Future Land Use Category, the City will need almost 214 acres of new owner-occupied units to meet the projected demand in 2050 assuming a maximum build-out of that category (Figure 2.15.2). In the Mixed-Use Future Land Use Category at up to 20 units per gross acre, the City will need approximately 67 acres of new renter-occupied units at a maximum build-out of that category. These lands can be acquired via annexation or via redevelopment or conversion of existing lands and structures.

An alternative to dependency on annexation of lands is an increase of densities within the existing Future Land Use categories. In doing so, the City can reduce vehicle miles traveled, utility line expansion, carbon emissions, and other preferred methods of development to reduce impacts.

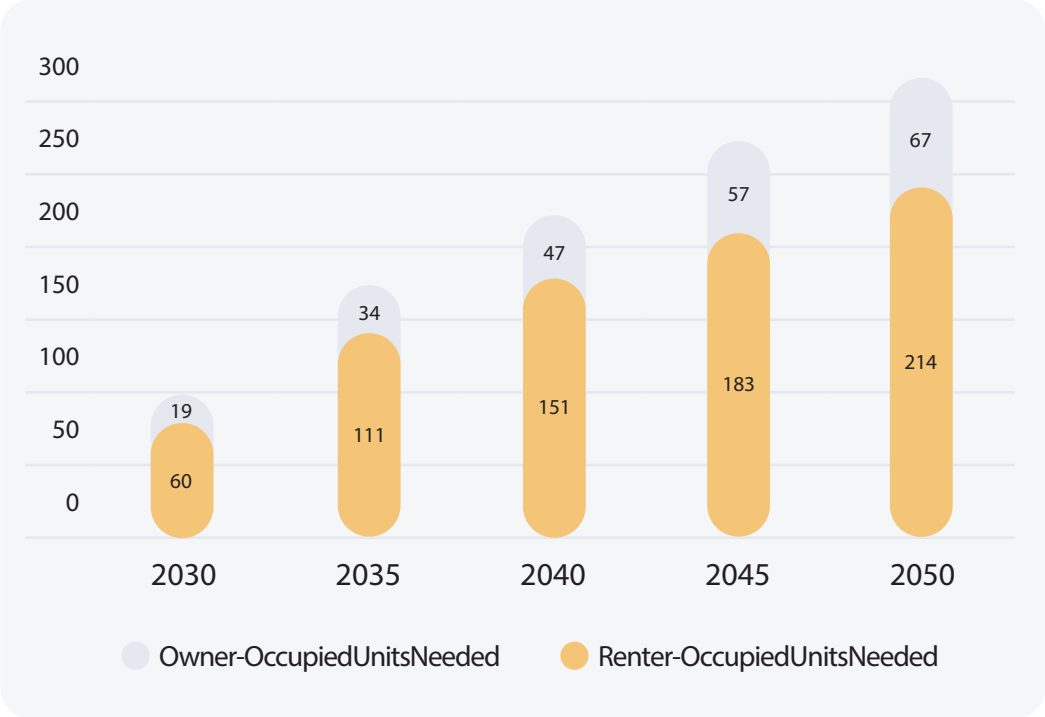



*Figure 2.15.2 Acres Needed by Tenure, 2030 – 2050*

# 3.0 Recommendations

The provision of affordable housing has been recognized as a nationwide dilemma. Within Crestview, the 2022 mean sales price for a single family home was $274,584 (Table 2.4.1), an increase in just three years from the 2020 mean sales price of $240,304 (Table 2.4.2). In 2022, approximately 1,343 of all Crestview households (including all household incomes) were paying 30% or less of their income for housing (gross rent or gross mortgage), which is considered the affordable marker. The remaining 8,617 households were experiencing a greater cost burden (Table 2.7.4). Crestview is not alone in the experience of increased housing costs. Additional policies to include affordability measures should be included in the Plan update to help alleviate or mitigate the housing measures.

## 3.1 Recommendations from LDR Policy Crosswalk

- Policy 9.A.1.8 states the LDRs will create criteria for the location of foster homes. Determine if this policy should be amended, or accordingly amend the LDC to include such regulations.
- Policy 9.1.1.4 (criteria for location of affordable housing and foster care facilities), 9.A.1.7 (criteria for location of group homes) should be included in the regulations of the LDC, or the policies should be amended/removed from the Plan. See also Policy 9.A.3.3.
- Policy 9.A.1.10 references Chapter 32 of the Code of Ordinances. A reference to Chapter 32 of the Code of Ordinances is recommended in the LDC.
- Policy 9.A.1.11 requires the City to allow zero lot line developments in medium and high density residential areas, and to permit cluster housing. Clustering of uses is mentioned in Section 3.05.06 (PUD). Additional regulations should be included in the LDC or the policy should be amended/removed.
- Policy 9.A.2.2 requires the LDC to include provisions for the elimination of substandard housing. The LDC should be amended accordingly.

- Policy 9.A.2.3 references the "Unsafe Building Code." Recommend this rather refer to the Florida Building Code, and be amended accordingly. Alternatively, remove this policy since it is a statement of law to require the Florida Building Code standards. The Florida Building Code addresses unsafe structures and the removal as necessary.
- Policy 9.A.3.2 requires the LDC to provide provisions for the connection of infrastructure to housing for very low, low and moderate income families, mobile homes, group homes, and foster care facilities. These strategies should be included in the LDC.
- Policy 9.A.4.2 requires the LDC to contain techniques and methods necessary for the conservation or rehabilitation of existing housing stock. The LDC should be amended to address this.
- Policy 9.A.5.1 requires the LDC to include criteria for the determination of appropriateness for preservation of historic structures. This policy should be amended or removed if Crestview does not have a historic preservation program, or rely on the National Register of Historic Places guidelines. Amend the policy accordingly.

## 3.2 Recommendations from the Evaluation and Appraisal Report

- The 2023 Live Local Act amended Section 166.0415, F.S. to require the authorization of multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed-use with stipulations. These parameters should be included in the Housing Element, and cross referenced in the applicable Future Land Use category of the Future Land Use Element.
- Include a policy for the formulation of housing implementation programs.
- Policy or policies to include the avoidance of the concentration of affordable housing only in specific areas of Crestview.
- Include a policy to mention that any federal housing plans prepared on behalf of Crestview must be consistent with the Housing Element.

## 3.3 Other Recommendations

- Policy 9.A.2.5 should be amended for clarity and certainty of intent.
- Consider explicitly allowing accessory dwelling units by right in all Future Land Use categories that allow for residential structures.
- Provide policies addressing "Missing Middle Housing", which considers housing between single family detached and multifamily housing types.
- Foster a stronger partnership with the local housing authority for creation of entry-level housing for residents.
- Continue pursuing additional public/private partnerships regarding the provision of affordable housing.
- Create additional living policies regarding substandard housing beyond the requirements of Florida Statues.
- Incorporate the strategies of the 2023 LHAP into Plan policy. Strategies include, but are not limited to, funding to repair owner occupied homes to alleviate code violations and other hazards; funding for down payment assistance; and disaster recovery funding for eligible households.

Chapter 3

# ECONOMIC DEVELOPMENT

# 1.0 Introduction

The Economic Development Element, new to the City of Crestview Comprehensive Plan, seeks to support the community by identifying gaps between past economic approaches and strategies with new and additional approaches to further the City's success. Past approaches included a focus on growing local business, redevelopment and revitalization of the downtown, and business retention. While these strategies remain important in achieving City's goals, job creation and retention, capital investment in the City's other commercial areas, and economic growth that will enhance and diversify the city's economy are crucial to filling gaps in city industries and economic outcomes.

The information provided in this element will comply to the legislative requirements of the economic development element in line with the City's comprehensive plan and Florida Statutes (FS) Chapter 163.3177(1)(f).

Crestview's conception began much like many of the other cities throughout the country, in the late 1800s railroad companies laid down their tracks to service the Panhandle of Florida. The Pensacola and Atlantic Railroad Company ran two passenger trains, the Atlantic Express and the Gulf Express, that followed the route of the Old Spanish Trail that extended from Jacksonville all the way to California. With the influx of transportation came people, and by 1916 Crestview had become an incorporated city. The 1920 Census reported Crestview's population as 938 residents.

The Valparaiso Bomb and Gunnery Base was built in 1935; however, it was soon renamed in honor of Lieutenant Colonel Frederick Eglin. As decades passed and Eglin Field grew into a major testing base, Crestview served as the location of long sidetracks to transport large oil tank cars that were then used to create the asphalt products that paved the numerous airfields in the area. During World War II, the area saw tremendous expansion due to the military base. Between 1940 and 1950, the U.S. Census reported the population of the City of Crestview doubling and the number of residents moving into the area would continually increase into the 1970s as Northerners were drawn to the area due to the relative proximity to the "Emerald Coast's" sandy white beaches and the year-round mild climate. It would not be until the turn of the century until Crestview experienced another population boom that is still growing today.

## 1.1 Alignment with Strategic Plan

The City of Crestview has identified four foundational strategic focuses and numerous goals along with corresponding strategies to further improve the quality of life within the City of Crestview – 2022 Strategic Plan. The City has identified that through promoting educational opportunities can assist in achieving long-term financial sustainability, as well diversify employment trends and business industries. Through the capacity and efficiency of an effective organizational structure, they will be able to provide the highest quality of public service. They also aim to satisfy the current and future infrastructure needs of the City while also engaging, informing, and educating the public and staff.

In accordance with the community engagement conducted for the development of the Strategic Plan, the City intends to educate, inform, and engage with the residents of Crestview and raise their awareness of the City's valuable economic, cultural, and natural assets. The "Organizational Capacity, Effectiveness, and Efficiency" focus area of the Strategic Plan includes a goal that addresses the community's need for better development processes for businesses.

# 2.0 Demographic Trends

## 2.1 Population

In 2021, data from The Bureau of Economic and Business Research (BEBR) indicated that Crestview had over 27,000 residents. Between 2010 and 2020, the Crestview-Fort Walton Beach-Destin Metropolitan Statistical Area (MSA) saw a population growth of around 50,000 residents.

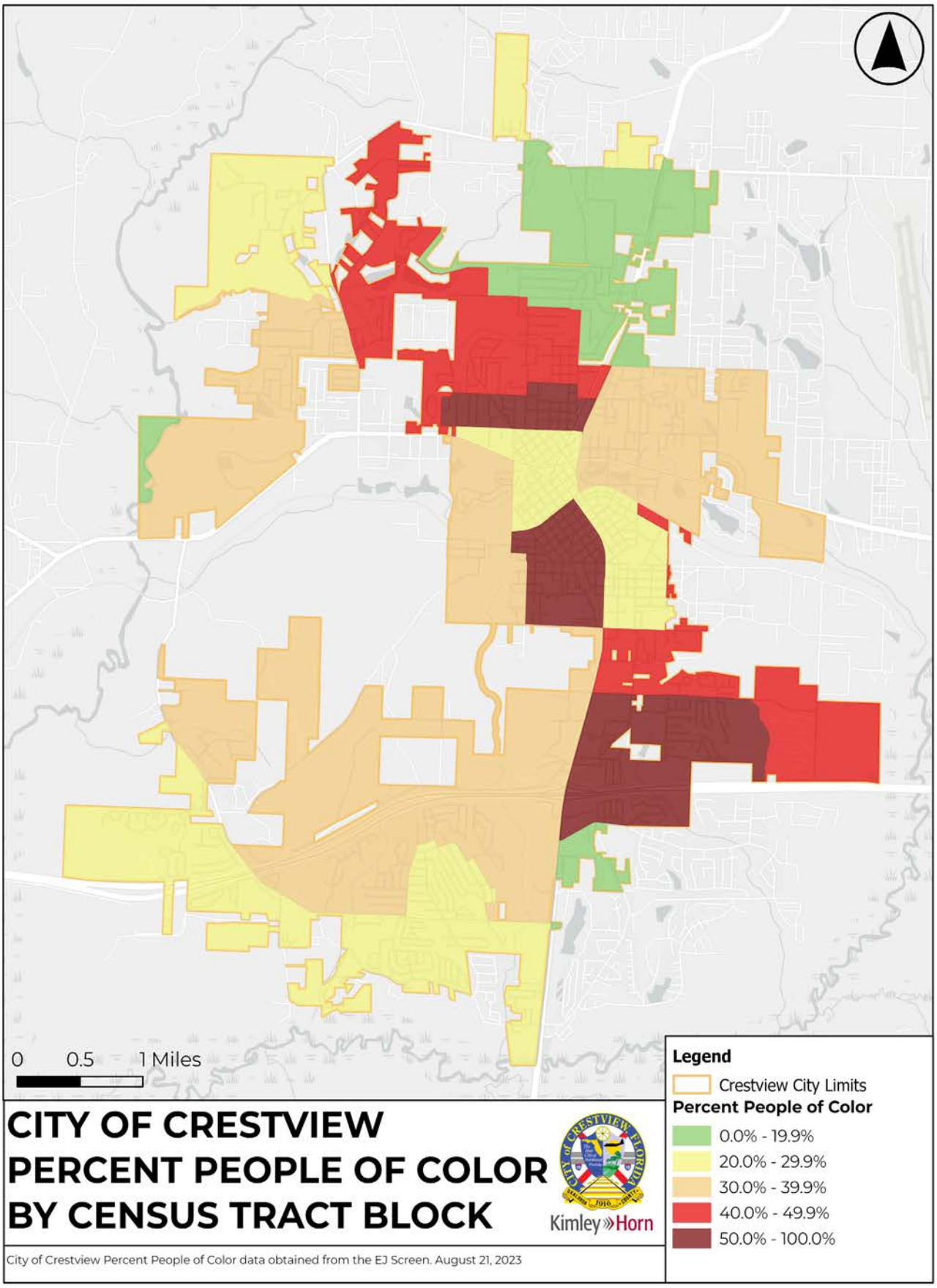
As illustrated by the regional population trends, the City's share of Okaloosa County's population has steadily increased over the past 11 years – from 11.7% in 2010 to 12.8% in 2021 – as other areas of the county have exhibited less significant and continued population growth.

### Table 2.1.1 Regional Population Trends 2010-2021

| | 2010 | % of County | % of County | 2021 | % of County | Change Amount | 2020-2021 CAGR* |
|---|---|---|---|---|---|---|---|
| Okaloosa County | 180,822 | | | 213,204 | | 1,536 | 0.73% |
| **Crestview** | **20,978** | **11.6%** | **12.8%** | **27,366** | **12.8%** | **232** | **0.86%** |
| Destin | 12,159 | 6.7% | 6.6% | 14,217 | 6.7% | 286 | 2.05% |
| Fort Walton Beach | 19,476 | 10.8% | 9.9% | 20,948 | 9.8% | 26 | 0.12% |
| *CAGR = Compound Annual Growth Rate | | | | | | | |

*Source: U.S. Census Bureau; Bureau of Economic and Business Research, University of Florida 2021*

The City of Crestview's demographic trends shows steady and continued growth in the general population; however, minorities other than those identifying as Black have decreased in Crestview by 27% between 2020 and 2021.


0 0.5 1 Miles
CITY OF CRESTVIEW
PERCENT PEOPLE OF COLOR
BY CENSUS TRACT BLOCK
Kimley»Horn
City of Crestview Percent People of Color data obtained from the EJ Screen. August 21, 2023
Legend
Crestview City Limits
Percent People of Color
0.0% - 19.9%
20.0% - 29.9%
30.0% - 39.9%
40.0% - 49.9%
50.0% - 100.0%

Meanwhile, in the same timeframe, the number of households significantly increased with a Compound Annual Growth Rate (CAGR) of 14%. The average household size has slightly decreased from 2.66 in 2010 to 2.52 in 2021 comparable to regional and national trends.

### Table 2.1.2 Crestview Demographic Trends

| | 2010 | % Dist. | 2021 | % Dist. | Change 2020-2021 No. | Change 2020-2021 CAGR% |
|---|---|---|---|---|---|---|
| **Population** | 20,978 | | 27,366 | | 232 | 0.9% |
| % of County | 11.6% | | 12.8% | | | |
| **Households** | 7,319 | | 10,245 | | 1,261 | 14.0% |
| Average Household Size | 2.66 | | 2.52 | | | |
| Median Age | 31.1 | | 32.7 | | | |
| *Source: Bureau of Economic and Business Research, University of Florida 2021; U.S. Census Bureau; American Community Survey* | | | | | | |
| **Race** | | | | | | |
| White | 14,982 | 61.8% | 17,790 | 66.1% | 1,015 | 1.6% |
| Black | 3,902 | 18.8% | 5,296 | 19.7% | 205 | 4.0% |
| Native American | 112 | 0.6% | 153 | 0.6% | (10) | -6.1% |
| Asian, Pacific Islander | 709 | 3.2% | 834 | 3.1% | (36) | -4.1% |
| Other | 356 | 3.4% | 611 | 2.3% | (318) | -34.2% |
| Two or More Races | 917 | 12.2% | 2,250 | 8.4% | (1,056) | -31.9% |
| **Total** | 20,978 | | 26,934 | | (200) | |
| Hispanic (1) | 1,390 | 11.0% | 2,174 | 8.1% | (815) | -27.3% |
| *Source: American Community Survey (B02001 and B03002)* | | | | | | |
| **Age Distribution** | | | | | | |
| 0-4 | 1,915 | 7.9% | 2,343 | 8.6% | 194 | 9.0% |
| 5-9 | 1,647 | 8.1% | 2,123 | 7.8% | (75) | -3.4% |
| 10-14 | 1,425 | 7.3% | 1,954 | 7.1% | (28) | -1.4% |
| 15-19 | 1,452 | 5.7% | 1,639 | 6.0% | 83 | 5.3% |
| 20-24 | 1,563 | 3.8% | 1,984 | 7.2% | 951 | 92.1% |
| 25-29 | 1,838 | 9.5% | 2,376 | 8.7% | (206) | -8.0% |
| 30-34 | 1,761 | 9.2% | 2,454 | 9.0% | (33) | -1.3% |
| 35-39 | 1,387 | 7.4% | 2,106 | 7.7% | 97 | 4.8% |
| 40-44 | 1,389 | 5.7% | 1,575 | 5.8% | 22 | 1.4% |
| 45-49 | 1,592 | 4.7% | 1,295 | 4.7% | 8 | 0.6% |
| 50-54 | 1,325 | 5.0% | 1,330 | 4.9% | (33) | -2.4% |
| 55-59 | 969 | 5.8% | 1,533 | 5.6% | (37) | -2.4% |
| 60-64 | 792 | 4.8% | 1,368 | 5.0% | 59 | 4.5% |
| 65-69 | 584 | 3.9% | 1,136 | 4.2% | 67 | 6.3% |
| 70-74 | 439 | 3.0% | 819 | 3.0% | 15 | 1.9% |
| 75+ | 900 | 4.4% | 1,331 | 4.9% | 148 | 12.5% |
| *Source: Estimates by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data.* | | | | | | |

The poverty rate in Crestview, Florida is 12.5%, which is 0.6% lower than the state of Florida and 2.34% lower than the US average. As shown by the data below (Table 2.2.3), unemployment rates have continuously decreased from 2010 – onward. Conversely, the number of individuals living below the poverty level has risen by 1.4% from 2020.

In Crestview, poverty rates of over 30% are concentrated in the same census tract block groups that have higher populations of black residents (see Percent People of Color by Census Tract Block Map of the City of Crestview).

### Table 2.2.3 Crestview Unemployment & Poverty Profile 2010-2021

| | 2010 | 2021 |
|---|---|---|
| **Unemployment** | | |
| Labor Force | 9,890 | 13,752 |
| Employed | 8,353 | 10,827 |
| Unemployed | 768 | 560 |
| Unemployment Rate | 7.8% | 4.1% |
| **Poverty** | | |
| Population below the Poverty Level | - | 3,238 |
| Percent below Poverty Level | - | 12.5% |

*Source: American Community Survey (DP03, SP1702)*

## 2.2 Household Income

The Household Income Profiles and the Percent Low Income by Census Tract Block Map of the City of Crestview illustrate that that from 2010 to 2021 the median household income increased by roughly $8,000 and the number of households earning less than $15,000 decreased by 2.1%. The percentage of households earning between $15,000 and $75,000 also decreased by 1.3%. Conversely, the percentage of households earning over $75,000 increased by 4.7%.

### Table 2.2.1 Household Income Profiles

| | | | Projected | Change: 2021-2025 |
|---|---|---|---|---|
| Income Profile | 2010 | 2021 | 2028 | CAGR% |
| Households by Income | | | | |
| <$15,000 | 14.0% | 11.4% | 7.7% | |
| $15,000 - $24,999 | 12.4% | 8.3% | 5.2% | |
| $25,000 - $34,999 | 9.7% | 11.1% | 9.4% | |
| $35,000 - $49,999 | 16.5% | 13.9% | 10.2% | |
| $50,000 - $74,999 | 18.8% | 17.5% | 15.5% | |
| $75,000 - $99,999 | 14.1% | 11.4% | 13.8% | |
| $100,000 - $149,999 | 11.0% | 17.8% | 22.1% | |
| $150,000 - $199,999 | 2.3% | 4.4% | 9.8% | |
| $200,000+ | 1.2% | 3.8% | 6.4% | |
| **Average Household Income** | $ 47,306 | $ 55,688 | $ 102,506 | 9.1% |
| **Median Household Income** | $ 57,612 | $ 73,917 | $ 77,935 | 0.8% |

*Source: American Community Survey (S1901)*
*ESRI Business Analyst - Market Profile, Crestview, FL*

## 2.3 Education

As of 2023, there are 17 public schools serving over 9,773 students and three private schools serving 189 students in Crestview. Of the total population, 89.4% have graduated from high school and hold a diploma or equivalent, in comparison to a statewide average of 87.3% (Florida Department of Education, 2022). Over 37% of the population holds a higher education degree (Associates, Bachelors, or Graduate / Professional) of some kind. This demonstrates the large and readily accessible labor force that is also highly educated; ESRI indicates that over half (55.3%) of the employed population of the City of Crestview fall into the category of "white collar." Some of the professions that fall into this category are jobs in managerial positions, business owners or financial advising, and those in the field of Science, Technology, Engineering, and Math (STEM).

Data provided by the U.S. Bureau of Labor Statistics, shown below (Figure 1), depicts weekly earnings for full-time wage and salary workers for persons aged 25 and older, and is clearly indicative of an upwards trend in earnings as educational attainment increases.

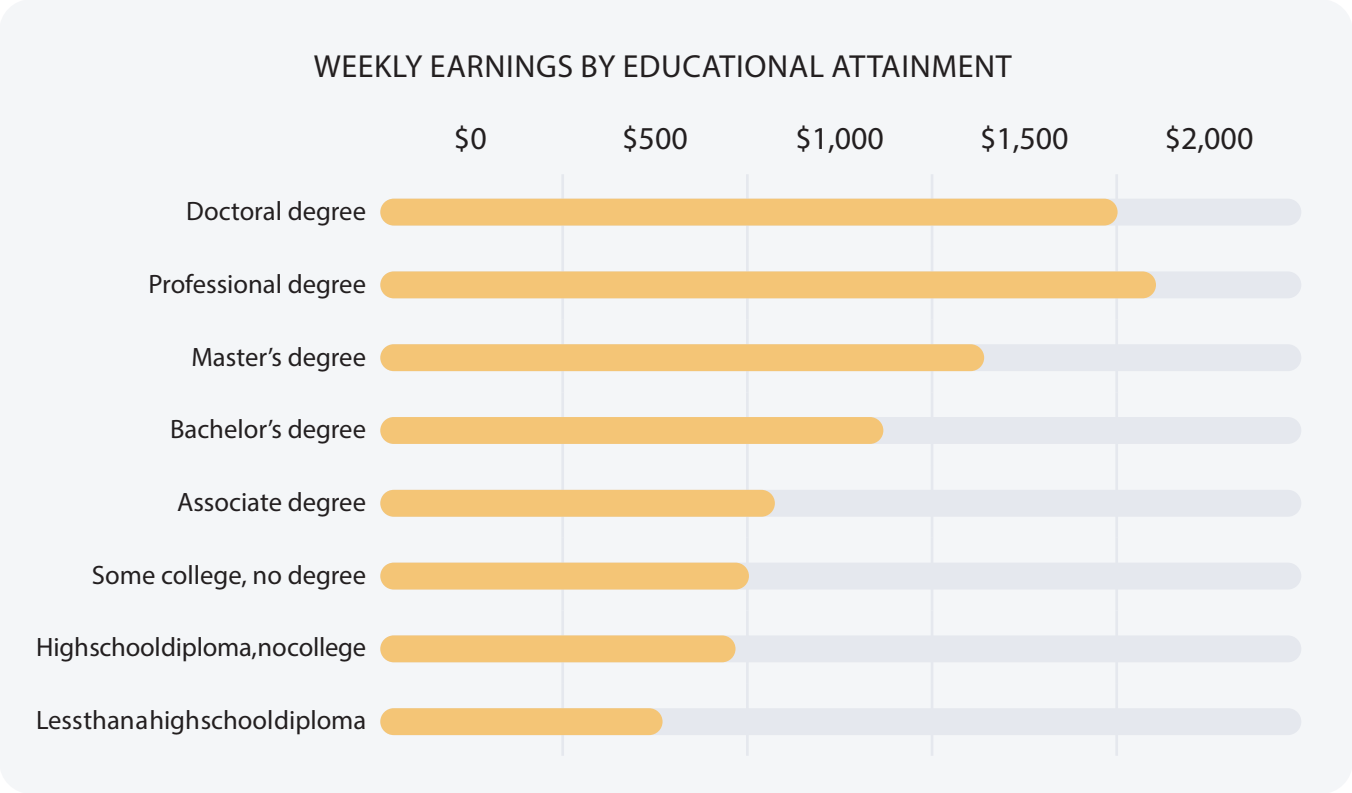



*Figure 1: U.S. Bureau of Labor Statistics (National data, 2017)*

[1] *See Table 2.3.1*

Table 2.3.1 Crestview Educational Profile: Years of Education 2010-2021

| | 2010 | 2021 |
|---|---|---|
| **Population 25 Years and Over** | | |
| Less than 9th Grade | 5.5% | 3.5% |
| 9th to 12th Grade, No Diploma | 7.6% | 8.1% |
| High School Graduate (Includes Equivalency) | 28.5% | 27.1% |
| Some College, No Degree | 28.1% | 24.3% |
| Associate Degree | 11.4% | 14.0% |
| Bachelor's Degree or Higher | 10.7% | 15.4% |
| Graduate or Professional Degree | 8.2% | 8.5% |

*Source: American Community Survey (S1501)*

Residents of Okaloosa County currently can attend an array of local post-secondary education institutions serving the region. These educational and vocational institutions include the following:

1. Embry Riddle Aeronautical University, Hurlburt Field and Eglin Air Force Base
2. Troy University, Fort Walton Beach
3. University of West Florida, Emerald Coast
4. University of Florida – Research and Engineering Education Facility, Okaloosa County
5. Northwest Florida State College, Niceville
6. Bay Area Vocational Technology School, Fort Walton Beach
7. Crestview Vocational Technology Center
8. Okaloosa Applied Technology Center

## 2.3.1 Technical Schools

There are several technical schools for Crestview residents to choose from, as mentioned above. Some of those closest to Crestview include Emerald Coast Technical College and Okaloosa Technical College. In addition, Crestview High School also offers its students several Career and Technical Education (CTE) Programs. The Okaloosa County School District is looking to expand Okaloosa Technical College to the north end of the county to increase access to career and technical education programs. This proposed campus would increase access for residents of Crestview and surrounding communities. Industry partners in the area believe expansion of technical programs is necessary to meet workforce demands.

Hulburt Field's and Eglin Air Force Base's influence in the area creates an intense demand for technical education to prepare the workforce for manufacturing and aerospace jobs. Technical education can equip individuals with the specialized skills required for the complex tasks inherent in military aviation and manufacturing processes. A well-trained workforce can also contribute to the development and maintenance of cutting-edge aircraft, ensuring national defense capabilities. Collaborations between private industry, military installations, and technical programs can have a monumental impact on higher wage job creation in Crestview.

[2] *ESRI Tapestry Report, 2023*

## 2.4 Tapestry Segments

In comparison to the median age of Florida residents (42.2 years old), Crestview has a young population (median age 33 years old). Crestview has been described as a City that attracts young working age adults because of its affordability, proximity to growing employment centers, and excellent public schools; all of which are great perks to young families transitioning out of government jobs and into private sector work.

According to ESRI, 36% of the 2023 Households in the City of Crestview fall into their Tapestry Segment of being an "Up and Coming Family." ESRI identifies this group as "one of the fastest-growing markets in the country." These families tend to be on the younger side, with a median age of 31.4 as opposed to the national median of 38.2 years old. Income and net worth for this group is also higher than the national medians. Up and Coming Families tend to have a median household income of $72,000 (compared to the nation's $56,100) and have a median net worth of $122,700 (compared to the nation's $93,300).

Similarly, ESRI estimates say that 25.9% of the 2023 population of Crestview, falls into the Middleburg Tapestry Segment.[2] This group is characterized as being traditional and family-oriented, whose values can be distilled down to "faith, country and family." This group is described as typically being over 70% White, which holds as being true in Crestview (79.5%); their spending priorities tend to be focused on family-related items (children's toys and apparel) and home DIY projects.

# 3.0 Employment and Job Trends

## 3.1 Occupation and Wage Statistics

According to the 2020 U.S. Census Bureau, the employment rate of the City of Crestview is 57.3% which is slightly higher than the state's employment rate of 55.4%. The major employers in the city are in the healthcare, retail, and military and defense industries. Per data provided by the U.S. Bureau of Labor Statistics (2022), the Crestview-Fort Walton Beach MSA has a population of 118,990 that is employed, with annual mean wages at $54,370. As of 2023, it has been reported that Okaloosa County has 53 unemployed residents per 100 jobs, which is 16% lower than the state's ratio.

### 3.1.1 Military and Defense Industry

The Hulburt Field and Eglin Air Force Base significantly contribute to Okaloosa County's economy. The military presence has a direct economic impact of over $9 billion and almost 80,000 jobs; the combined impact of these two bases exceeds 70% of the local economy.

The military – defense industry is not strictly limited to Hulburt Field and Eglin Air Force Base, however. The presence of both operations has worked to attract further engineering and technical firms to the area. Reliance Test and Technology (RT&T), one of the largest employers in the area, develops and tests new war-fighting equipment in the Crestview.

Though military presence is a key factor contributing to the health of the local and regional economy, the City recognizes the need to diversify employment opportunities.

### 3.1.2 Diversity of Businesses and Industries

A robust diversity of businesses fosters a sustainable economic base by mitigating dependency on a single industry, reducing vulnerability to economic downturns. A varied business landscape ensures resilience, creating a dynamic system where difference sectors complement and support each other, leading to long-term stability and growth. An initial step in promoting business diversification is developing an understanding of the current market trends and identifying growing and declining businesses/industries. As stated in the 2020 Comprehensive Plan, the City uses the resources of the Crestview Area Chamber of Commerce, the Community Redevelopment Agency (CRA), and the Private Industry Council (PIC) to develop an inventory of "growth" business/industries. This effort has been spearheaded by the Okaloosa County Economic Development Council (EDC) who has the goal of diversifying the industries in the County beyond the large military and defense presence. The EDC believes the extensive military presence in the region can help to offer a pipeline of talent that can be further leveraged to benefit diverse employers, as well as marketed to new businesses who are looking to locate in Okaloosa County. They also highlight emerging industries that have spun off from the military presence such as Cyber Security, Additive Manufacturing, Aerospace, and Aviation. Okaloosa County EDC, also known as ONE Okaloosa, has several strategies including:

9. Leading effective communication with existing and prospective investors to improve relations.
10. Supporting the existing industry growth and provide resources to local entrepreneurs through Startup Okaloosa.
11. Highlighting local assets to attract new businesses.
12. Ensuring exceptional site and building options and advocating for necessary infrastructure improvements and incentive programs to increase economic development.
13. Partnering with CareerSource Okaloosa Walton, local school, and colleges to promote workforce development and attract talent from outside the area.
14. Advocating for the importance of the military in the community and continue supporting growth in that sector.
15. Improving the County's "Quality of Place" quotient and incentivize community development.

## Table 3.1.2 Crestview Employment Trends 2010-2021

| TABLE 5<br>Crestview Employment Trends, 2010 - 2021 | | | | |
|---|---|---|---|---|
| | | | | Change 2010 - 2021 |
| Industry Sector | 2010 | 2021 | % Dist. | Amount |
| **Agriculture & Mining** | 0 | 13 | 0.2% | 13 |
| **Construction** | 238 | 584 | 7.0% | 346 |
| **Manufacturing** | 632 | 351 | 4.2% | -281 |
| **Transportation & Warehousing** | 127 | 319 | 3.8% | 192 |
| **Utilities** | 15 | 62 | 0.7% | 47 |
| **Trade** | | | | |
| Wholesale | 40 | 181 | 2.2% | 141 |
| Retail | 592 | 614 | 7.4% | 22 |
| **Information** | 97 | 91 | 1.1% | -6 |
| **Finance & Insurance** | 247 | 366 | 4.4% | 119 |
| **Real Estate/Rental & Leasing** | 153 | 189 | 2.3% | 36 |
| **Services** | | | | |
| Professional/Business Services | 428 | 378 | 4.5% | -50 |
| Management of Companies | 0 | 0 | 0.0% | 0 |
| Administration/Waste Mgt. | 210 | 560 | 6.7% | 350 |
| Educational Services | 243 | 550 | 6.6% | 307 |
| Healthcare & Social Services | 581 | 1,164 | 14.0% | 583 |
| Arts/Entertainment/Recreation | 14 | 133 | 1.6% | 119 |
| Accommodation & Food Services | 493 | 632 | 7.6% | 139 |
| Other Services | 199 | 367 | 4.4% | 168 |
| **Public Administration/Government** | 1,053 | 1,779 | 21.3% | 726 |
| **Total** | 5,362 | 8,333 | | 2971 |
| **Crestview as % of County** | 6.5% | 8.9% | | |

*Source: American Community Survey (S2404)*

Table 3.1.2.2 depicts employment trends by industry[3], with major occupations consisting of:

1. Office and Administrative Support
2. Sales
3. Executive, Managers, Administrators
4. Food Preparation
5. Education, Training, Library

[3] *Estimates shown are calculated with data collected from employers in all industry sectors in Crestview-Fort Walton Beach-Destin, FL, a metropolitan statistical area in Florida.*

In 2023, the top three industries in Okaloosa County were education, employing over 4,200 people; retail, employing over 3,500 people; and medical, employing over 2,400 people. The top employers within those sectors were the Okaloosa County School District, with almost 3,500 employees; Walmart Super Center (combined), with over 1,700 employees; and HCA Florida Fort Walton-Destin Hospital, with over 1,200 employees. Crestview has more than 1,100 businesses with almost 12,500 employees. There are over 250 retail trade businesses serving the city, 91 of which are eating and drinking establishments.

### 3.1.3 Crestview Area Chamber of Commerce

The Crestview Area Chamber of Commerce is another reputable supporter of the economic development of the City. The mission of the Chamber is "to connect, build and grow" the business community throughout the City. To achieve this mission, the Chamber released a Strategic Plan in 2021 with five strategic focus areas. These areas were identified as:

1. Creating a supportive **experience,**
2. Establishing an environment for members to **develop** and grow,
3. Fostering community **relationships,**
4. Improving transparency to ensure open **communication,** and
5. Promoting a strong and effective **organizational structure.**

The Crestview Area Chamber of Commerce is also responsible for managing The Small Business Development Center (SBDC) along with the University of West Florida to provide businesses with the necessary tools, training, and resources to help them succeed.

## 3.2 Small Businesses

The spirit of local entrepreneurship and support of small businesses is well-evident throughout Crestview and the greater Okaloosa County. Many of these small businesses operate within the accommodation and food and retail sectors, which thrive during tourist season. However, when the tourists return home, small businesses rely on the support of locals to keep their doors open through the rest of the year.

Startup Okaloosa, one of the many initiatives of the ONE Okaloosa Economic Development Council, provides online resources to assist aspiring entrepreneurs, startups, and small business owners throughout the area. The program operates as a virtual business incubator, providing a wealth of information and educational resources, direct links to potential funding sources and advisory organizations, and available real estate and local co-working spaces. In addition to connecting interested parties to external resources, the program also acts as a networking hub for fellow aspiring entrepreneurs.

### 3.2.1 #ChoosetheView

The #ChoosetheView branding initiative was launched to promote community pride and bring attention to the variety of benefits of living in the City of Crestview. This initiative arose from the Community Redevelopment Agency Plan that was an extension of the City of Crestview's 2020 Strategic Plan; the goal of enhancing the Market District through redevelopment included the Master Plan Objective A11. This objective aimed to "build and develop an active marketing and branding program" in partnership with the Main Street Crestview Association. In a campaign video released earlier this year, the City interviewed residents to highlight local parks, shops, and restaurants. Marketing campaigns like these activate the local economy by shifting the focus from a needs-based community development tactic to instead highlighting local assets and hidden gems that in turn strengthen community pride and engagement within the local landscape.

## 3.3 Tourism

The Crestview-Fort Walton Beach-Destin metropolitan areas have seen population fluctuations in the last several decades that has been associated with the two major military bases in the area, Eglin Air Force Base and Hurlburt Field, and most recently with the COVID-19 pandemic. Furthermore, with every summertime comes tourists, over 200,000 visitors, from all over the country to enjoy the sugar-sand beaches of Destin and Fort Walton, Crestview's proximity to the seaside destinations means that tourists can often stay in the city for lower rates and enjoy the quiet, small-town atmosphere. With 18 hotel and lodging options within city limits, as well as many short-term rental properties, visitors have a plentitude of options to choose from. One of Crestview's tourist attractions is the Emerald Coast Zoo where guests can get up close and personal with a variety of wildlife.

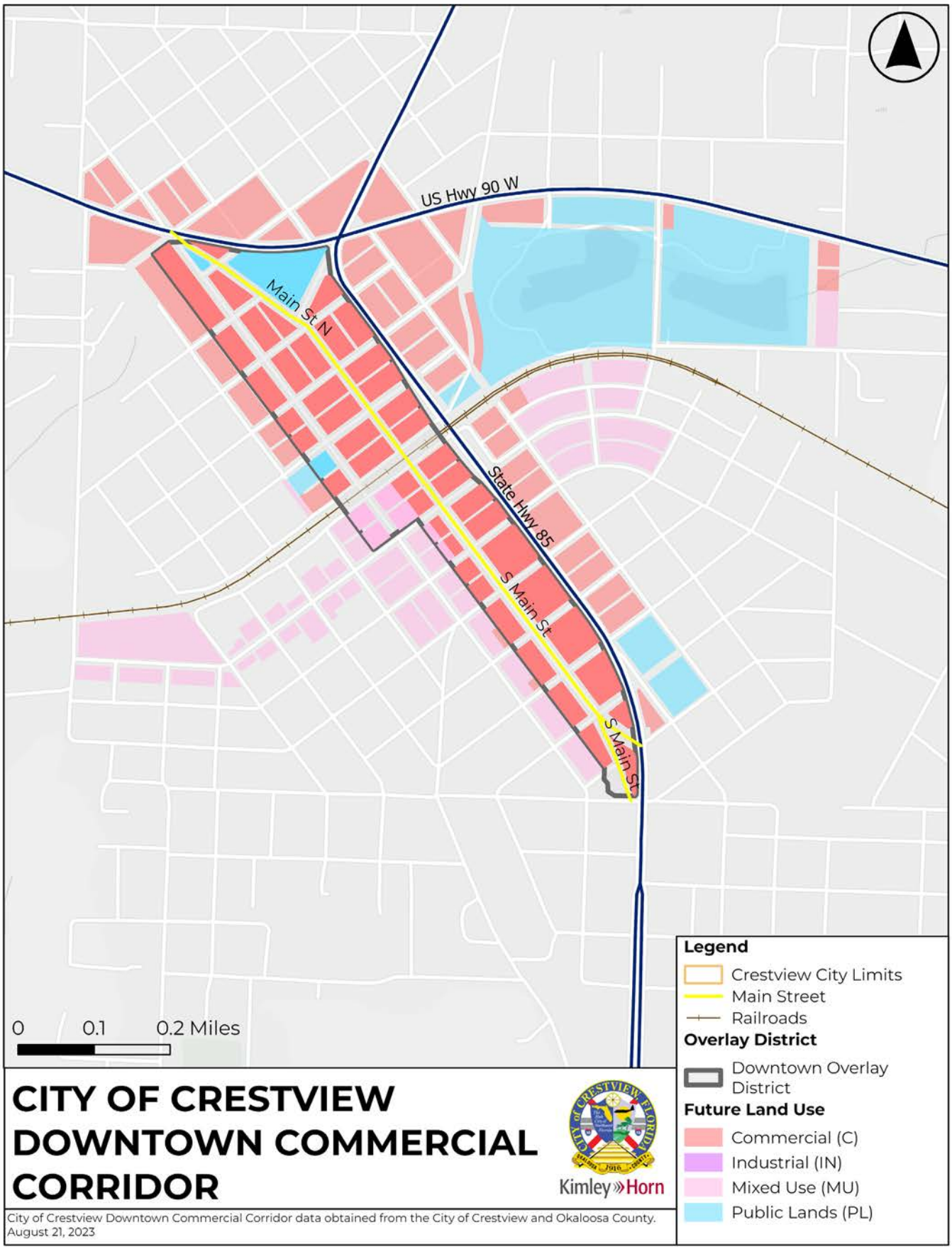
### 3.3.1 Tourism Development Plan (2022-2026)

The City of Crestview applied and was accepted into the Florida Main Street Program in 1992, and the following year the Main Street Crestview Association (MSCA) was founded to operate their local Main Street program. The plan illustrates how these funds would accomplish several goals, such as enhancing existing resources, preserving and showcasing natural resources, fostering economic growth, establishing strong partnerships across the County, expanding into a unique sports tourism market, and maintaining Crestview's hometown atmosphere and existing culture. The City includes several projects in this plan that would help create new tourist attractions, enhance existing tourist attractions, and advertise destinations throughout the region.

### 3.3.2 Crestview Main Street

The City of Crestview applied and received recognition through the Main Street Program in 1997 and the following year the Main Street Crestview Association (MSCA), Inc was founded. The City also previously hired a full-time Main Street Program Director who helped oversee the numerous events organized for the area such as the Fall Festival, 4th of July Celebration and the Christmas Parade. Overall, the MSCA aspires to foster and enhance downtown revitalization while working in collaboration with local partners to support the area by incentivizing growth. Designated Partners of the Downtown include Eglin Federal Credit Unit, Moors and Cabot, Allen Turner Automotive, and Crestview Community Bank. The City can also gain access to specialized state and federal funding for economic development projects within the Main Street boundary through the Florida Main Street and Main Street America Programs. [4]

[4] *See the Downtown Commercial Corridor map of the City of Crestview*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Crestview City Limits
Main Street
Railroads
Overlay District
Downtown Overlay District
Future Land Use
Commercial (C)
Industrial (IN)
Mixed Use (MU)
Public Lands (PL)
CITY OF CRESTVIEW
DOWNTOWN COMMERCIAL CORRIDOR
Kimley»Horn
City of Crestview Downtown Commercial Corridor data obtained from the City of Crestview and Okaloosa County.
August 21, 2023

# 4.0 Recommendations

Crestview is an up-and-coming community that has experienced significant growth in recent years. The City should still prioritize the diversification of their economic base to not only improve residents' quality of life but to retain young adults. According to the Evaluation and Appraisal Report of the 2020 Comprehensive Plan, the City should establish policies to encourage job training, job creation, and economic solutions that increase the number of affordable housing units. The City should continue to work on the #ChoosetheView campaign and incorporate Downtown events that not only increase economic activities in the local shops but further build on community pride.

## 4.1 Recommendations from LDR Policy Crosswalk

- The Land Development Code should contain specific provisions that require all proposed residential units to be made available to the School District for review.

## 4.2 Recommendations from the Evaluation and Appraisal Report

- Create a policy to direct or locate economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

## 4.3 Other Recommendations

- Develop incentivizes for STEM companies to establish headquarters in town so that young adults have a variety of job options to choose between.
- Hold quarterly career fairs with local businesses at high schools.
- Hold community events to attract residents to downtown businesses and to build community pride.

Chapter 4

# RECREATION & OPEN SPACE

# 1.0 Introduction

This Element provides a recreation and open space inventory, analysis, and policies pursuant to the requirements of Section 163.3177(6)(e) of the Florida Statutes. Additionally, current and projected needs for recreation sites, facilities, and open space are analyzed based on an assessment of existing and projected recreation demands and a plan to meet those demands identified.

# 2.0 Existing Conditions

## 2.1 Recreation and Open Space Inventory

The 28,234 residents of Crestview enjoy 128.70 acres of city-managed parkland and open space, as well as a robust collection of recreational and cultural facilities, as seen on the Park Inventory Map. There are also several options within proximity of the City of Crestview that are managed by another entity like the County. Table 2.1.1 and 2.1.2 include the amenities and facilities at all City and County managed parks near the City of Crestview and classifies them according to whether they are active or passive.

**Active-Based –** Active-based recreation activities involve those that are built for the enjoyment of a particular activity, such as playing tennis, pickleball, running, walking, and other activities that raise the user heart rate to a level significantly above the resting level. Active-based recreation activities rely on the presence of recreational facilities that enable certain activities to function. Without the provision of such facilities, the activity would either be limited in quality or altogether eliminated. Active-based recreation areas can be further classified as either user oriented or resource based.

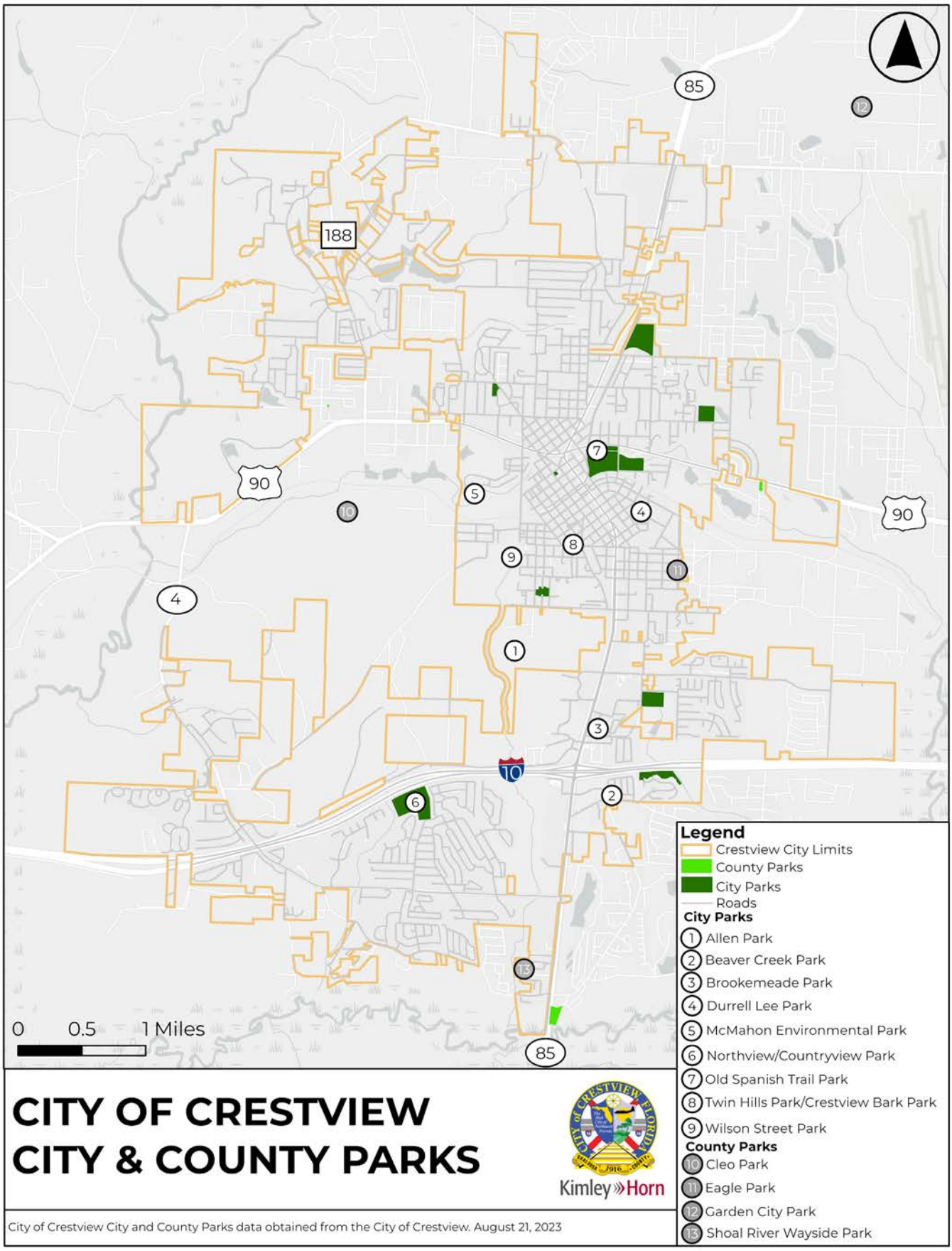
**Passive-Based –** Passive-based recreation is defined as a more relaxing type of activity that does not significantly raise heart rate above resting level. Passive-based recreation facilities emphasize enjoyment of natural resources, providing refreshment from the pressures of everyday urban life. Examples of passive-based recreation facilities include picnic tables, historical or archaeological sites, park benches, etc. and involve passive-based activities such as fishing in a lake, sunbathing at the beach, walking through a scenic area, or visiting a local historical site.

For this analysis, parks are further broken down into functional classifications. The City of Crestview does not currently have different levels of service for different classifications of parks.

**Community Park –** A larger park meant to serve a larger geographic area than the surrounding neighborhood. These parks are typically between five and 25 acres in size and provide a diverse range of recreation and leisure activities designed to meet a variety of community-based recreation needs. Facilities and activities may include, but are not limited to, athletic fields and courts, picnic tables, benches, swimming pools, play structures, performing arts and fine arts centers, and gymnasiums.

**Nature Reserve Area –** An area designed and reserved with consideration for outdoor recreation and nature preservation. A nature reserve area may include, but is not limited to, areas for viewing and studying land, aquatic, or avian wildlife; conservation activities; swimming; hiking; camping; trail facilities; botanical gardens; or nature centers.

**Neighborhood Park –** A smaller park that serves as a social and recreational focal point for a neighborhood. Neighborhood parks are generally one to five acres in size and accessible by foot or bicycle with a service radius of about 0.5 miles. A neighborhood park typically serves a population of up to 5,000 persons.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Legend
Crestview City Limits
County Parks
City Parks
Roads
City Parks
1 Allen Park
2 Beaver Creek Park
3 Brookemeade Park
4 Durrell Lee Park
5 McMahon Environmental Park
6 Northview/Countryview Park
7 Old Spanish Trail Park
8 Twin Hills Park/Crestview Bark Park
9 Wilson Street Park
County Parks
10 Cleo Park
11 Eagle Park
12 Garden City Park
13 Shoal River Wayside Park
CITY OF CRESTVIEW
CITY & COUNTY PARKS
Kimley»Horn
City of Crestview City and County Parks data obtained from the City of Crestview. August 21, 2023

## Table 2.1.1 City Park Inventory

| | City | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Name | Acres | Park Type | Active/Passive | Baseball/Softball | Basketball | Boat Ramp | Concession | Disc Golf Course | Dog Park | Field | Fishing | Grill | Lake | Parking | Pavilion | Picnic Areas | Playground | Restroom | Splashpad | Stadium | Tennis Court | Volleyball | Walking Track |
| **Allen Park** | 3.98 | N | A | x | x | | | | | | | | | 20 | x | x | x | x | x | | | | |
| **Beaver Creek Park** | 9.79 | N | PA | | | | | | | | x | x | | 10 | | x | | | | | | | |
| **Brookemeade Park*** | 5.00 | C | A | | | | | | | | | | | | | | | | | | | | |
| **Crestview Bark Park** | 0.82 | D | A | | | | | | x | | | | | x | | | | | | | | | |
| **Durrell Lee Park** | 9.58 | C | A | x | | | | | | | | | | 100 | | | | x | | | | | |
| **Northview Park** | 33.16 | C | A | | x | | | x | | x | | | | 15 | x | x | x | x | x | | | | |
| **Spanish Trail Park** | 23.67 | C | A | x | | | | | | x | | x | | 500 | x | | | x | | | | | |
| **Twin Hills Park** | 40.79 | C | A | | x | | | | | x | | x | x | 200 | x | x | x | x | x | x | x | x | x |

| Park Type | |
|---|---|
| **N** | Neighborhood |
| **NR** | Nature Reserve |
| **D** | Dog Park |
| **C** | Community |

| | |
|---|---|
| A | Active |
| PA | Passive |

**Brookemeade is still under construction and amenity data was not available from the City.*

## Table 2.1.2 County Park Inventory

| County | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Name | Acres | Park Type | Active/Passive | Baseball/Softball | Basketball | Boat Ramp | Concession | Disc Golf Course | Dog Park | Field | Fishing | Grill | Lake | Parking | Pavilion | Picnic Areas | Playground | Restroom | Splashpad | Stadium | Tennis Court | Volleyball | Walking Track |
| **Cleo Park** | 0.18 | N | PA | | | | | | | | | | | | x | | x | | | | | | |
| **Eagle Park** | 1.03 | N | PA | | | | | | | | | | | | | x | | | | | | | |
| **Garden City Park** | 9.56 | C | A | x | | | x | | | | | | | | x | x | x | | | | | | |
| **Shoal River Wayside Park (Bill Duggan Jr Park)** | 5.5 | NR | A | | | x | | | | | | x | | | x | x | x | x | | | | | | |
| **Wilson Street Park** | 0.88 | N | A | | | | | | | | | | | 52 | | | x | x | | | | | |

| Park Type | |
|---|---|
| **N** | Neighborhood |
| **NR** | Nature Reserve |
| **D** | Dog park |
| **C** | Community |

| | |
|---|---|
| A | Active |
| PA | Passive |

## 2.1.1 City Managed Facilities

In addition to several parks, the City of Crestview also manages:

**Community Center:** The community center is in Crestview off Commerce Drive. The community center is ADA accessible and offers adequate parking for all guests. Inside, there are tables, meeting rooms, restrooms, and internet available for all users.

**McMahon Environmental Center:** Located off Butler Circle in Crestview, the park was acquired from the Florida Division of Forestry and now provides an enhanced environmental learning experience to all visitors and students in the area. The Environmental Museum located on site, off Cutler Circle next to the fire tower, provides learning tools for the visiting students. An outdoor, covered picnic pavilion has provided heavily utilized space for various activities. All displays located on site are relative to the forestry industry that helped found the Northwest Florida and Crestview area years ago.

The following are brief descriptions of the different parks the City of Crestview manages.

**Allen Park:** Located on McClelland Street, this eight-acre park provides a variety of amenities for Crestview residents. The outdoor facilities include a picnic area, splash pad, softball field, and an outdoor basketball court. The amenities offered in Allen Park can be seen in Table 2.1.1. Allen Park also consists of a recreational center staffed with City personnel. The recreation center offers indoor amenities such as table games, television, and study areas.

**Beaver Creek Park:** Located on the south end of Crestview, this 9.79-acre park serves residents in the John King Road area with amenities such as picnic tables, BBQ grills, and a small fishing pond. Park access is located off the cul-de-sac on Mill Pond Cove.

**Brookemeade Park:** This project has been in the works since 2020. The project is scoped to phase out over a five-year plan and will be funded through bed-tax funding from the Tourist Development Department (TDD). The park is home to Eglin Federal Credit Union (EFCU) Skate Park and RC Track as well as other amenities. According to the City, the RC Track generated 2,931 race entries in 2021, with 10% of participants coming from outside of the county and 12% coming from outside the state.

With ADA accessibility as the primary goal to ensure users with disabilities are freely able to enjoy the park, the planned observation deck between the two facilities will improve accessibility for those using the RC Track by connecting to the existing observation tower. The project will feature a new parking lot with 146 standard spaces and eleven (11) trailer spaces. Additional ten (10) RV parking spaces with power connections will be built, along with three (3) new restroom facilities, and new office and retail space.

An observation deck area, complete with a pro shop providing equipment rentals and concession, will be built to connect the two existing facilities. The observation deck is anticipated to create an environment more conducive to all-day and multi-day events. This will draw larger crowds and cater to the needs of participants and observers.

**The Durrell Lee Park:** Located on First Avenue, this 10-acre park contains numerous youth baseball and softball facilities. The facilities are made up of a T-ball field, three (3) baseball/softball fields, a concession stand, and a press box. The fields offering lighting for any nighttime recreation. The park can be accessed from Valley Road or Brackin Street.

**Northview Park:** This park is one of the newer parks and recreation facilities within the City. This 33.16-acre park was created due to a $93,000 grant received from the Florida Recreation Development Assistance Program (FRDAP). The park features 300 feet by 150 feet grass playing field, a disc golf course, multi-purpose court, playground, covered picnic pavilion, restrooms, and a drinking facility. The park is accessible off Northview Drive, west of Jeffryscot Drive, and serves the south end of Crestview and Countryview subdivision residents.

**Spanish Trail Park:** This 23.67-acre park is one of the newer developments in the City of Crestview. The park contains an adult softball complex that are utilized for soccer leagues in the fall. The park also has two pavilions, grills, restrooms, and the Senior Center. There is a large, underdeveloped area within the park that hosts circuses, fairs, and carnivals. The park is located on Stillwell Boulevard, which is one block off North Ferdon Boulevard (Highway 85).

**Twin Hills Park/Crestview Bark Park:** This 40-acre park is located on Highway 90 and hosts the Parks and Recreation Department's overall operations. This park is home to the football, soccer, and basketball leagues of Crestview. The outdoor facilities include a stadium, playground, tennis courts, basketball courts, pickleball courts, outdoor beach volleyball, picnic tables, BBQ grills, and a lake. There is also a recreation building that features an indoor gym. The most recent addition to Twin Hills Park is the Children's Park that has state-of-the-art children's play equipment. Twin Hills Park is also the home of Crestview Bark Park. The 0.82 acres fenced in bark park provides off leash options and two separate fenced sides; one for larger dogs and the other for smaller dogs. Both sides of the park are equipped with agility equipment, benches, watering stations, and shade. Crestview Bark Park can be accessed every day of the week from sunrise until sunset.

### 2.1.2 County Managed Facilities

Okaloosa County manages the following park facilities within proximity to the City of Crestview (although outside of City limits) providing additional parks and recreation offerings for residents.

**Cleo Park:** This neighborhood park, located off Cleo Lane in Crestview, offers a playground and pavilion for various users and visitors. The park will open one hour before sunrise and close one hour after sunset.

**Eagle Park:** Located on James Lee Blvd (Hwy 90 E), Eagle Park is a small neighborhood park that provides users with picnic tables and various tree cover.

**Garden City Park:** This park is located on Garden City Road and contains five ballfields, a playground, two pavilions with picnic areas, a concession stand, restrooms, and a large open green space. The park will open an hour before sunrise and close and hour after sunset.

**Okaloosa County Women Veterans Memorial at Veterans' Park:**
The Okaloosa County Veterans Memorial, Inc. is an organization that was established to honor deceased veterans during war time. The organization lead the effort to erect a War Memorial adjacent to the Okaloosa County Courthouse, dedicated in March of 2003. Main features in the park are the eight statues in honor of women along with native wildlife and vegetation, as the park is situated on the Choctawhatchee Bay coastline. A Living Shoreline that will be funded by a RESTORE grant, National Fish and Wildlife Foundation, and matching funds from Tourism Development will be constructed to protect 2,200 linear feet of shoreline. This aids in reducing the impact of wave energy and provide an oyster habitat, a seagrass recruitment area, and salt marsh shelf.

The park is accessible by parking at Destin-Fort Walton Beach Convention Center. The park includes 1,700 liner feet of ADA accessible paved sidewalks and wooden boardwalks.

In 2023, Okaloosa County and the City of Crestview entered into an agreement for the Okaloosa County Veterans Memorial. Okaloosa County owns property located at Courthouse Terrace and entered into a lease agreement with Crestview allowing Okaloosa County Veterans Memorial, Inc. to provide structures for the Okaloosa County Veterans Memorial to be located at Courthouse Terrace. The lease expired on April 1, 2022, and this agreement was created to allow the existing arrangement to continue. Okaloosa County and Crestview find it in the best interest of the community to continue this agreement to utilize the location for the Memorial.

Okaloosa County and Crestview will equally share the cost of repairing, replacing, and maintaining the property and structures, as well as monitoring and implementing precautions to prevent waste, damage, or injury to the property. Crestview will be the sole municipality responsible for utility charges, such as sewer, water, gas, electricity, and phone service.

**Ray Lynn Barnes Boat Ramp:** This boat ramp, located on Hwy 90 E gives residents and users access to the Shoal River. The ramp is open one hour before sunrise and closes one hour after sunset, with limited boat trailer parking available.

**Shoal River Wayside Park (Bill Duggan Park):** The 5.5-acre river park is located just south of Crestview off Live Oak Church Road. This park offers a playground, several pavilions, picnic tables, grills, a boat ramp, and restrooms.

**Wilson Street Park:** This 0.88-acre neighborhood park is located off N. Wilson St, across from the Brackin Building. This park contains parking and restroom facilities, with the addition of a new splash pad. A 50-space parking area is located adjacent to the park off West Beech Avenue.

### 2.1.3 Private Facilities

While the City of Crestview currently only has one private facility, the Blackwater Golf Club, it is worth noting that private recreation helps to reduce the need for the City to provide similar services, especially as there is limited potential for land available for the City to acquire additional recreation and open space. The Blackwater Golf Club encompasses 129 acres and provides a golf course, driving range, tennis courts, swimming pool, and restaurant.

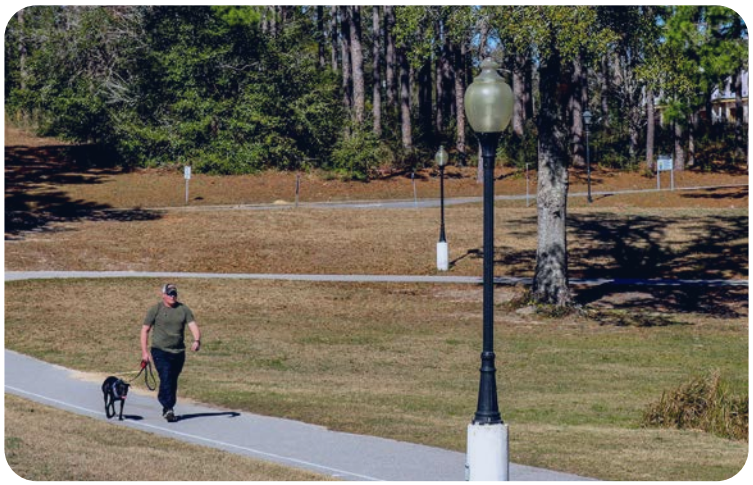
### 2.1.4 School Board Facilities

There are two sports complexes that are owned and managed by the School Board: Davidson Middle School Sports and Crestview Senior High School Sports. While there is no joint use agreement in place for use of these facilities, there is an interlocal agreement in place for future facility planning. The Public-School Facility Planning Agreement promotes opportunities to co-locate and share the use of school facilities and civic facilities.

### 2.1.5 Open Space Provision

Due to large areas of natural preservation within parks, as well as access to the river provided through various boat ramps, Crestview provides a notable amount of accessible open space. This is further explored in the Conservation Element.

## 2.2 Parkland and Recreation Facility Analysis



The inventory indicates that the City of Crestview contains approximately 128.70 acres of recreation and open space. Based on the population of 28,234, the total park acreage represents 4.5 acres of parkland per 1,000 residents. The current adopted level of service for parks is one acre per 1,000 people, which shows that Crestview is doing well at providing parkland for its residents.

### 2.2.1 Current Demand

#### *2.2.1.1 Park Demand*

Park acreage standards were compared to Crestview's population to estimate the current demand for park area. Table 2.2.1.1 identifies the existing demand for community and neighborhood parks. This analysis does not count the County-managed facilities which also provide access to the residents of Crestview.

To provide adequate and sufficient facilities due to high resident demand in the service area, a minimum acreage is established for each classification of parks. Analysis of the existing park area acreage and established best practice of neighborhood and community levels of service (2 acres/1,000 residents) shows the City having an existing neighborhood park deficit of 49.91 acres and a community park surplus of 79.3 acres. Currently, Crestview does not have adopted levels of service by park classification.

*Table 2.2.1.1 Current City Demand for Parks*

| Classification | Acres/1,000 Residents | Demand | Service Area | Population Served | Existing | Surplus/ (Deficit) |
|---|---|---|---|---|---|---|
| Neighborhood | 2.0 acres | 56.46 acres | 0.25 mile to 0.5 mile radius | Up to 10,000 | 49.66 acres | (6) |
| Community | 2.0 acres | 56.46 acres | 0.5 mile to 3 mile radius | Up to 25,000 | 79.04 acres | 6 |
| **Total Neighborhood and Community Park Acreage** | | | | | | **128.70** |

#### *2.2.1.2 Facility Demand*

Recreational facility demand represents the minimum level of service that will be provided by the City of Crestview to meet the basic facility needs required by the resident population. The needs are only the minimum facility needs of the resident population. Crestview may provide additional facilities based upon the analysis and need for new facilities. Table 2.2.1.2 identifies existing demand for the recreation facilities based on the City of Crestview July 1, 2022, Census population (28,234). The standards used here are based on national best practices since the City of Crestview does not currently have adopted levels of service standards for recreational facilities. This also does not account for facilities that could be shared like tennis and pickleball courts.

*Table 2.2.1.2 Recreation Facility and Facility Demand*

| Facility | Standard | Demand | Existing | Surplus/ (Deficit) |
|---|---|---|---|---|
| **Baseball/Softball Fields** | 1 field per 3,000 residents | 9 | 7 | (2) |
| **Basketball Courts** | 1 court per 5,000 residents | 5 | 7 | 2 |
| **Boat Ramps** | 1 ramp per 12,500 residents | 2 | 0 | (2) |
| **Disc Golf Courses** | 1 course per 10,000 | 2 | 1 | (1) |
| **Football Field/Stadiums** | 1 field per 10,000 residents | 2 | 1 | (1) |
| **Hiking/Exercise/Walking Trails** | 1 mile per 6,000 residents | 4 | 3 | (1) |
| **Playgrounds** | 1 area per 5,000 residents | 5 | 7 | 2 |
| **Splash Pads** | 1 area per 5,000 residents | 5 | 4 | (1) |
| **Tennis Courts** | 1 court per 2,000 residents | 14 | 3 | (11) |
| **Volleyball Courts** | 1 court per 8,500 residents | 3 | 1 | (2) |
| **Pickleball Courts** | 1 court per 2,000 residents | 14 | 8 | (6) |
| **Pickleball Courts** | 1 court per 2,000 residents | 14 | 8 | (6) |

## 2.2.2 Equitable Access to Recreation and Open Space

### *2.2.2.1 10-Minute Walk*

Approximately 34% of the population of the City of Crestview is within a 10-minute walk to parks and open space. When the percentage of people within a 10-minute walk is broken down by race/ethnicity, age, and income there are no significant differences across demographics.[1]

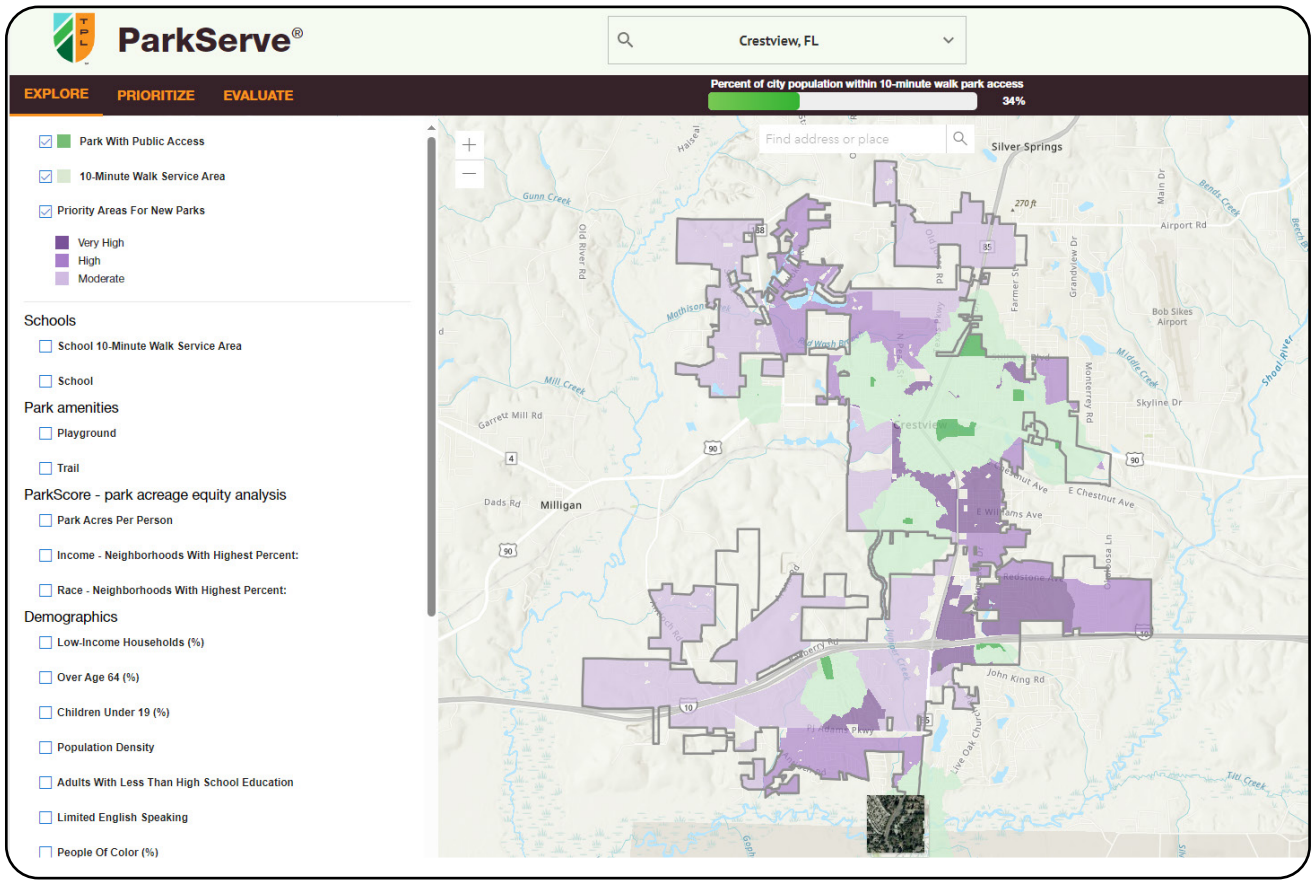
[1]*ParkServe with demographic information sourced from Esri 2022*

### *2.2.2.2 ParkServe*

ParkServe is a tool that evaluates a combination of factors to ensure equitable park distribution. ParkServe evaluates the following factors:

- Demographics including race/ethnicity, income, and age
- Heat Risk Priority Zones: Areas where relatively high land surface temperatures coincide with high densities of people outside of a 10-minute walk of a park. These areas represent where a new park and/or tree canopy cover could help mitigate heat risks.
- Urban Heat Island: Areas where thermal reflectance values are 1.25 degrees hotter than the selected city boundary.[2]
- Pollution: High respiratory hazard areas
- Poor mental health: Percent of respondents aged ≥18 who answered "no" to the following question: "During the past month, other than your regular job, did you participate in any physical activities or exercises such as running, calisthenics, golf, gardening, or walking for exercise."[3]
- Physical inactivity: Percent of respondents aged ≥18 who answered "no" to the following question: "During the past month, other than your regular job, did you participate in any physical activities or exercises such as running, calisthenics, golf, gardening, or walking for exercise."[4]

Using these demographics, ParkServe recommends priority areas for new parks. The ParkServe graphic shows these priority locations in dark purple.




[2] *Trust for Public Land's urban heat islands dataset, derived from Landsat 8 satellite imagery from summer 2022.*

[3] *CDC PLACES 2022*

[4] *CDC PLACES 2022*

#### *2.2.2.3 Individuals with Disabilities*

Parks and recreational facilities should be designed to accommodate the needs of those residents with disabilities and/or special needs. Parking facilities at parks should include ADA compliant parking spaces and active recreation facilities should contain accessible routes utilizing ramps as necessary to enable passive participation or spectating at events.

In addition, accessible routes should be provided to all types of amenities within a park, to the extent feasible. Special consideration should be given to improving access, including restroom design, whenever work is done to renovate or expand a park. Particular attention should be given to the simple amenities, such as picnic tables or water fountains, that can easily be improved to provide greater accessibility by a larger range of users.

#### *2.2.2.4 Aging Adults*

The recreational interests of seniors may vary from those of more active age groups. Ensuring an adequate mix of active and passive recreation opportunities is an important way to satisfy the needs of all age groups in the City. Investing in trends, such as pickleball, should be balanced with the long-term desires and financial sustainability of the City.

#### *2.2.2.5 Children*

Young children lack the size and strength to actively participate in certain recreational activities but can do so where special facilities are provided. A great example of a recreation activity for young children is a splash pad, which allows the children to safely enjoy the water activity. Playgrounds should also include equipment designed for various youth age groups when space allows, and accessibility should be provided and improved whenever possible.

# 3.0 Future Needs

## 3.1 Future Demand + Supply

### 3.1.1 Level of Service

Level of service (LOS) means the number of resources and facilities that are available to support an activity, expressed in terms of units of supply per 1,000 participants. Florida LOS standards were established by the State of Florida's 2019 Statewide Comprehensive Outdoor Recreation Plan (SCORP). Level of service standards are guidelines that define service areas based on population that support investment decisions related to parks, facilities, and amenities. LOS standards can and will change over time as industry trends and demographics change. LOS standards are to be used as a guide coupled with intimate knowledge of the needs and desires of the community.

#### *3.1.1.1 National Recreation and Parks Association (NRPA)*

While the level of service standards used to forecast supply and demand is included herein, it is also worth noting that NRPA now encourages using peer cities as benchmarks for metrics with the understanding that each jurisdiction has their own context to respond to. This means that the City of Crestview should use benchmarking to refine their level of service provision beyond the standards outlined in the SCORP. The City of Crestview is evaluated against other municipal agencies with 10-30 full time employees, 0-15 facilities, and 20,000-35,000 population size. This benchmarking is useful to see how the City of Crestview compares to peer cities. For example, the peer cities have a lower median population per amenity when it comes to dog parks and amphitheaters, but the City of Crestview is providing more basketball courts and playgrounds per person than peer cities.

*Table 3.1.1.1 Facility Demand Per Population – Crestview and Municipal Agencies*

| | Peer City A | Peer City B | Peer City C | Crestview |
|---|---|---|---|---|
| Operating expenditures per FTE | $81,366 | $86,234 | $114,464 | Data not provided |
| FTEs per 10,000 population | 5 | 6 | 9 | Data not provided |
| Acres of parks per 1,000 residents | 2 | 4 | 26 | 4.5 |
| Number of residents per park (of any size) | 2,407 | 3,000 | 4,714 | 3,529 |
| Average number of acres per park | 11 | 25 | 58 | 17.65 |
| Median population per recreation center | 17,399 | 25,144.5 | 30,000 | 28,234 |
| Median population per community center | 16,500 | 23,808 | 25,000 | 28,234 |
| Median population per nature center | 31,230 | 33,014.5 | 34,799 | 28,234 |
| Median population per performance amphitheater | 26,668 | 30,733.5 | 34,799 | 0 |
| Median population per playground | 3,479 | 6,246 | 11,000 | 4,033 |
| Median population per basketball court | 5,205 | 16,500 | 26,481 | 4,033 |
| Median population per skate park | 25,000 | 26,481 | 26,668 | 28,234 |
| Median population per dog park | 17,399 | 24,404 | 26,668 | 28,234 |
| Median population per baseball field | 6,246 | 8,889 | 11,599 | 4,033 |

### 3.1.2 Park Demand

The future park demand for the City of Crestview is based on the future population and the adopted LOS. Although this demand exercise is worthwhile, it is important to note that the City has very limited opportunity for new neighborhood or community parks as there is not much undeveloped land. However, there is opportunity to improve the existing parks. The anticipated park area demand and assessed surplus or deficit for the projected populations for the City of Crestview in 2030, 2040, and 2050 are provided in Table 3.1.2 using one acre per 1,000 people as the adopted LOS standard.

The City of Crestview has a surplus of parkland available for its residents at the current adopted LOS standard of one acre per 1,000 people. This analysis would be more impactful if the City of Crestview either changed LOS to provide more acres per person, or provided more detail based on park classification. This demand makes the assumption that no acreage will be acquired.

| Year | Population | Demand Acres | Existing Acres | Surplus/(Deficit) |
|---|---|---|---|---|
| 2022 | 28,234 | 28.2 | 128.70 | 100.5 |
| 2030 | 31,401 | 31.4 | 128.70 | 97.3 |
| 2040 | 34,545 | 34.5 | 128.70 | 94.2 |
| 2050 | 36,992 | 36.9 | 128.70 | 91.8 |

### 3.1.3 Future Facility Demand

The demand for future facilities will align with the current demand and as population grows the demand for each facility will grow at the standard rate. The standard is based on national best practice, but it is worth comparing this data with the NRPA Metrics to get a better understanding of how Crestview is providing recreational access.

### 3.1.4 Quality of Supply

The service that recreational facilities provide should be measured not only by the quantity available but also by the quality of the facility. Facilities that are in despair should be repaired as soon as possible because they can discourage use and therefore reduce the LOS provided by the City. Deteriorated facilities can also provide a location for unwanted activities and signalize that an area is not monitored or upkept. Therefore, recreational facilities that are underdeveloped also limit use by the community. Amenities which provide for a more fulfilling and enjoyable park visit should be provided to the extent desired by the community even though there is no established numerical standard. Additionally, as noted earlier in this report, the best way for the City of Crestview to improve their parks and recreation facilities is through improving the quality of the existing parks and recreation facilities.

## 3.2 Regional Needs

### 3.2.1 Statewide Comprehensive Outdoor Recreation Plan (SCORP) - 2019

The 2019 SCORP outlines state and federal agency outdoor recreation resources for the Northwest planning region of Florida as defined by SCORP. The City of Crestview is in the Northwest Planning Region.

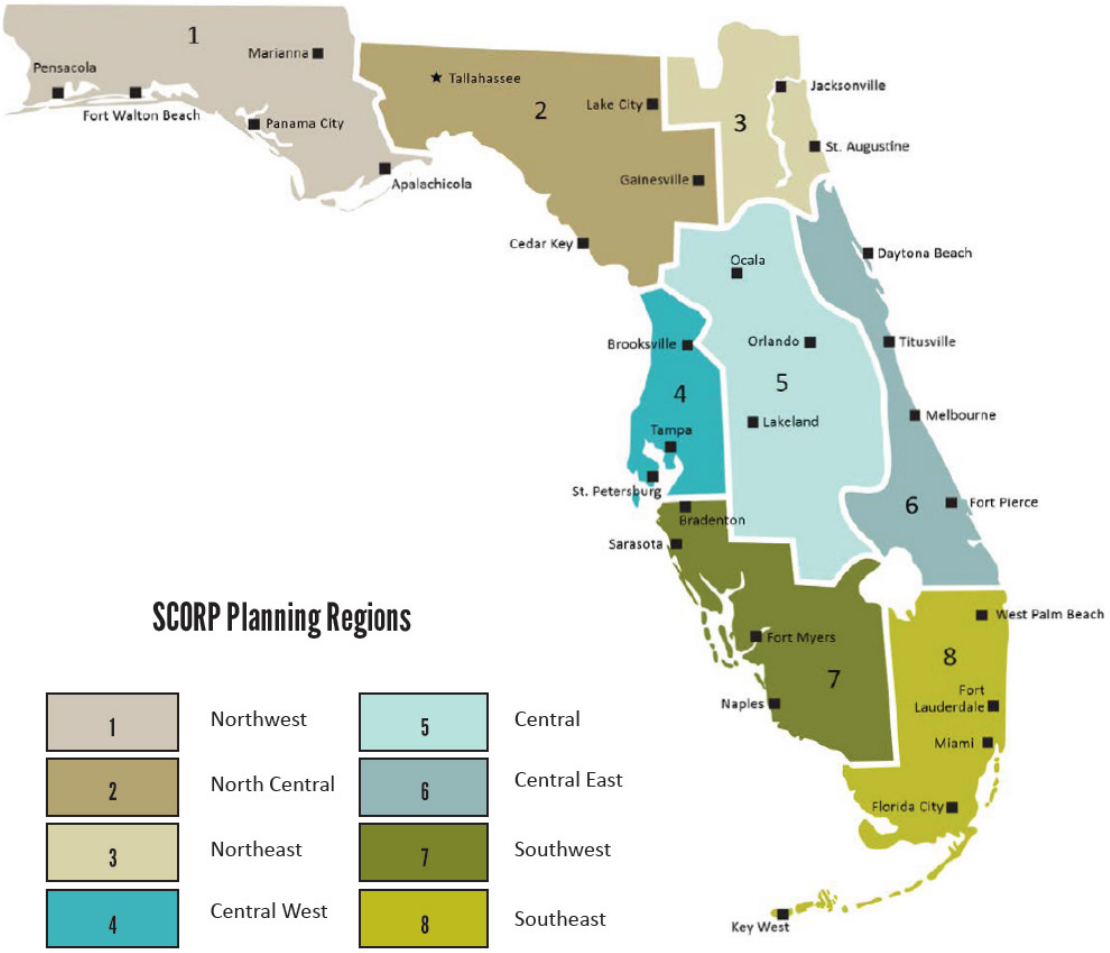



*Figure 1. SCORP Planning Regions*
*Taken from the 2019 SCORP.*

Table 3.2.1.1 shows the area (in acres) of recreation land within the Northwest. Other agencies, including the County and State, provide a variety of recreation opportunities and open space access beyond the city boundary the City of Crestview residents utilize.

### Table 3.2.1.1 Outdoor Recreation Resources

| Region | # of Recreation Areas | Land (Acres) | Water (Acres) | Acres Total |
|---|---|---|---|---|
| **Federal Agency Outdoor Recreation Resources** | | | | |
| 1,143,829 | 2,653 | 1,146,482 | | |
| **State Agency Outdoor Recreation Resources** | | | | |
| 880,056 | 359,257 | 1,239,313 | | |
| **Local Agency Outdoor Recreation Resources** | | | | |
| 9,639 | 824 | 10,463 | | |

Household participation rates and estimates of resident and tourist populations were used to calculate Florida's top outdoor recreation activities by household participation for 2016-2017. Table 3.2.1.2 shows the participation rates for residents and tourists for the entire Northwest region. There is not a significant difference of what residents participate in compared to tourists. The City of Crestview can use this information to plan future facilities, perhaps expanding opportunities to visit historic sites, do outdoor fitness, or larger natural reserves that could be used for wildlife viewing.

[5]*This number includes the City and County provided parks and facilities discussed above.*

### Table 3.2.1.2 Household Participation Rates

| Activity | Residents | Tourists |
|---|---|---|
| Outdoor Fitness/Walking/Jogging | 68% | 58% |
| Wildlife Viewing | 61% | 59% |
| Saltwater Beach Activities | 54% | 59% |
| Visiting Historical Sites | 46% | 44% |
| Picnicking | 44% | 47% |
| Hiking | 42% | 47% |
| Swimming (outdoor pools) | 38% | 50% |
| Bicycling | 37% | 32% |
| Saltwater Fishing | 36% | 30% |
| Freshwater Fishing | 34% | 22% |

According to the participation study, 95% say that outdoor recreation is important to them. This includes 61% who think it is very important and 34% who think it is somewhat very important. The participation survey found that 81% of Florida residents are satisfied with outdoor recreation opportunities in the county in which they live in. Table 3.2.1.3 shows the overall satisfaction with recreational opportunities, the overall satisfaction with the quality of recreational facilities, and the satisfaction with the quantity of recreational facilities for residents in the Northwest region.

### Table 3.2.1.3 Overall Satisfaction with Recreation for the Northwest Region

| Overall Satisfaction with Recreational Opportunities – Northwest Region | |
|---|---|
| **Satisfaction Level** | **Percentage** |
| Very Satisfied | 35.7% |
| Somewhat Satisfied | 45.4% |
| Neither Satisfied nor Dissatisfied | 11.2% |
| Somewhat Dissatisfied | 6.3% |
| Very Dissatisfied | 1.5% |
| **Overall Satisfaction with Quality of Recreational Facilities – Northwest Region** | |
| Very Satisfied | 25.8% |
| Somewhat Satisfied | 46.1% |
| Neither Satisfied nor Dissatisfied | 19.8% |
| Somewhat Dissatisfied | 3.0% |
| Very Dissatisfied | 5.2% |
| **Overall Satisfaction with Quantity of Recreational Facilities – Northwest Region** | |
| Very Satisfied | 21.1% |
| Somewhat Satisfied | 38.5% |
| Neither Satisfied nor Dissatisfied | 27.2% |
| Somewhat Dissatisfied | 7.6% |
| Very Dissatisfied | 5.7% |

### 3.2.1.1 Trails

Residents were then asked what recreational facilities they would like to see built or provided in the county in which they live in. The top five desired facilities are as follows:

1. Hiking/walking/trails
2. Biking paths/trails
3. Nature/interpretive trails
4. Community parks
5. Wildlife viewing areas/overlooks

Of the top three desired recreational facilities, the Northwest currently has 62 miles of paved bike trails, 263 miles of unpaved bike trails, 576 miles of hiking trails, 143 miles of jogging trails, and 248 miles of nature trails. The number of facilities and mileage of those facilities are very low compared to other regions in the state.

Of the recreation resources offered, the National Trail System provides a total of 44 trails including roughly 620 miles of land-based trails and 2,439 miles of paddling trails in Florida SR.

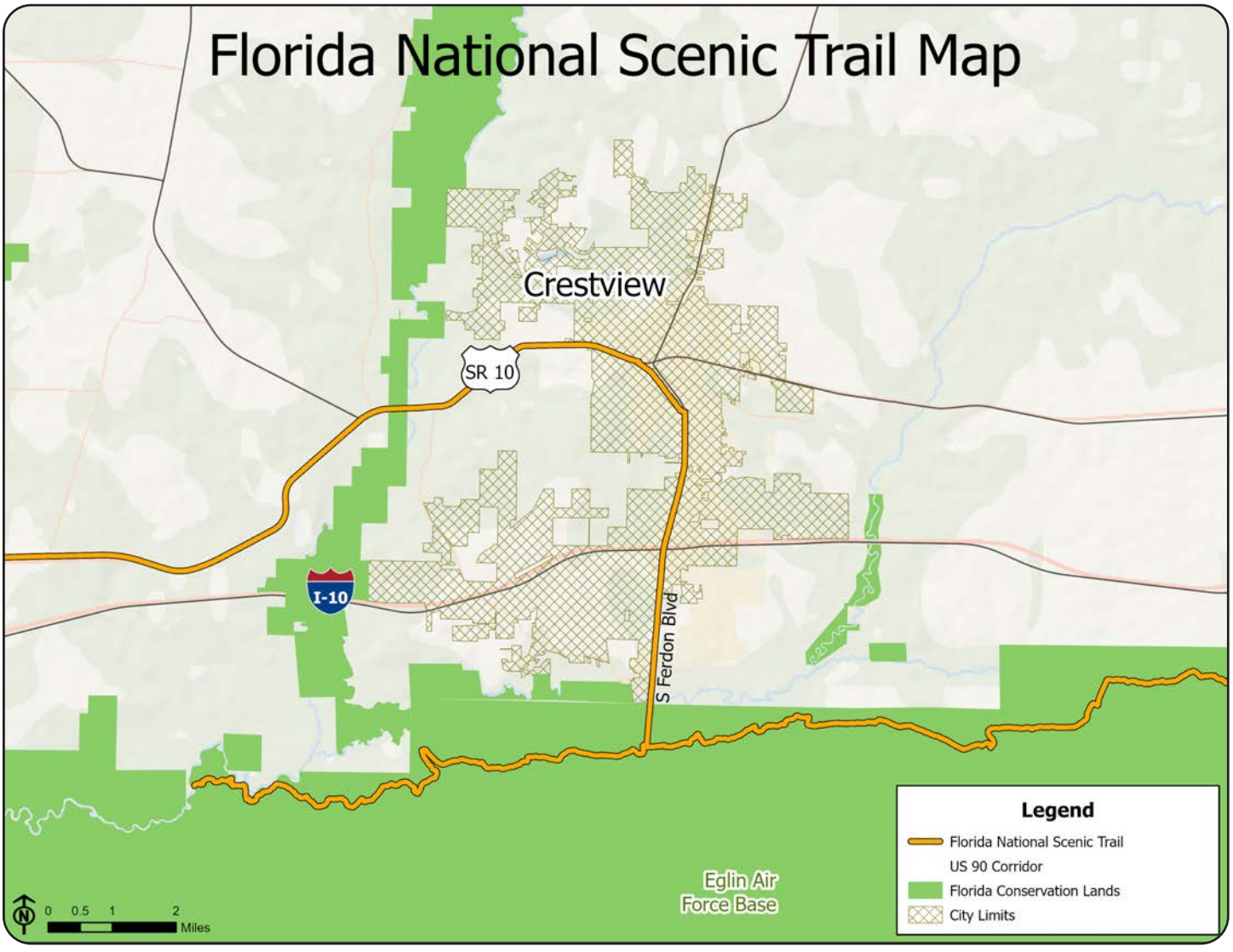



*Figure 2. Florida National Scenic Trail Map*
*Kimley-Horn, 2023*

### 3.2.1.2 Florida Outdoor Recreation Inventory

Florida Department of Environmental Protection (FDEP) Office of Park Planning is responsible for maintaining the Florida Outdoor Recreation Inventory (FORI). The FORI is a comprehensive inventory of the existing outdoor recreation resources and facilities in Florida. The FORI inventory contains the known outdoor recreation resources and facilities reported to FDEP by federal, state, county and municipal governments, commercial enterprises, non-profit organizations, and clubs. The FORI map shows the State, County and Municipal Areas, and Commercial – Non-Profit Areas within the City of Crestview. The City of Crestview should continue to collaborate with FDEP to ensure all municipal areas are accounted for in the FORI. The Commercial – Non-Profit Areas shown are country clubs and private fishing amenities.

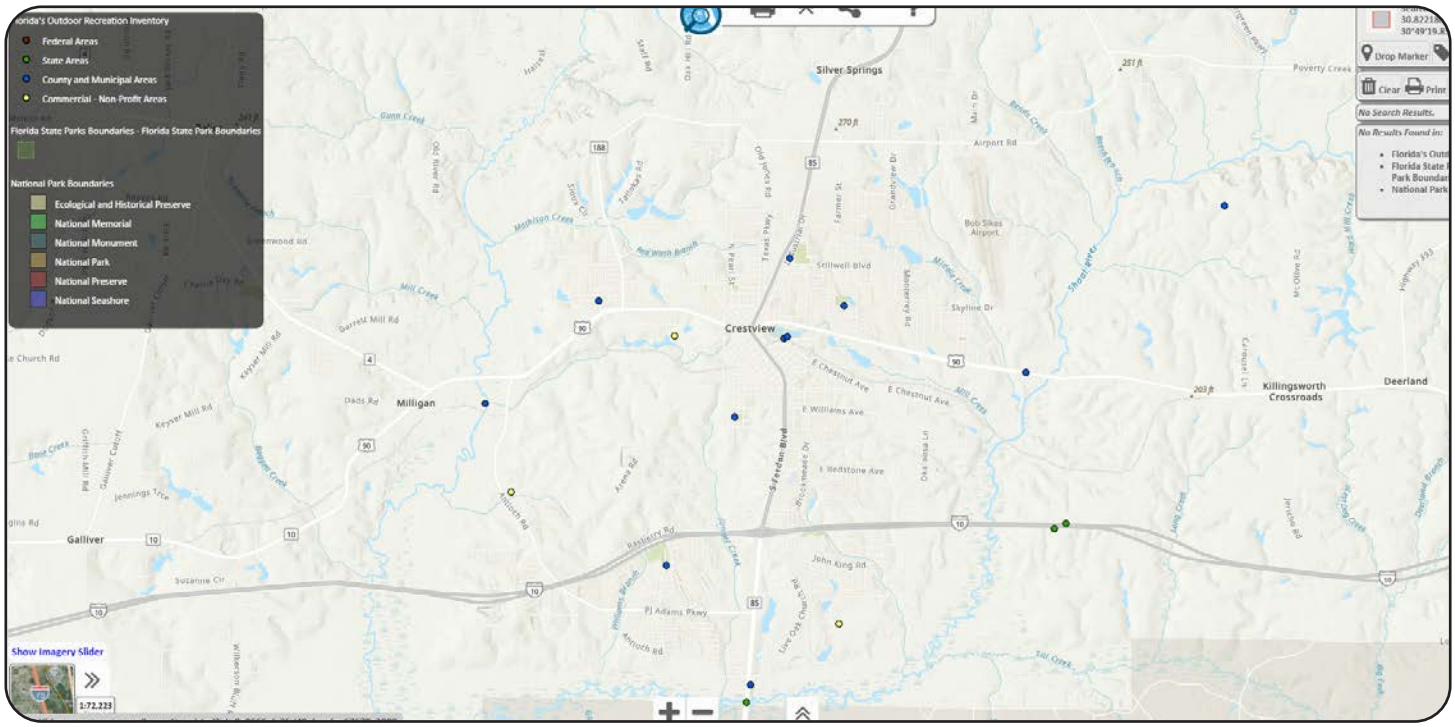



*Figure 3. Florida Outdoor Recreation Inventory Map*
*Image taken from https://ca.dep.state.fl.us/mapdirect/?focus=outdoorrecinv*

## 3.2 Future Park Planning

### 3.2.1 Master Plan

The City of Crestview Community Recreation and Enrichment Services (CRES) operates an extensive network of social and recreational activities for City and County residents. The CRES is committed to providing quality programs and opportunities. The City aims to enhance its natural spaces to allow citizens to pursue leisure activities, such as recreational, educational, and athletics, that promote positive community vibes. Implementation of a Parks, Open Space, and Trails Master Plan would allow the City to continue their efforts by enhancing current facilities and conducting studies to survey any recreation gaps the City may currently have. As part of that effort, or another effort from City staff, audits and surveys are great ways to monitor the quality of the City parks, the level of resident satisfaction with existing facilities, and identify any gaps requiring attention.

### 3.2.2 2020 CRA Strategic Plan

The CRA Strategic Plan has two objectives within their plan that promote the creation and maintenance of parks and open space. Master Plan Objective A15 promotes the development of green space, open space parks, and public plaza programs to promote connectivity within the community; this was achieved through the implementation of the Wilson Street Park.

### 3.2.3 Land Acquisition Funding Mechanisms

#### *3.2.3.1 Development Fees*

While the City of Crestview does not have a park impact fee, the City does collect various other fees from its park and recreation resources for rentals of a variety of spaces. In the city land development code (LDC), any subdivision with more than ten lots is required to either build a park or the applicant must pay 5% of the predevelopment land value as a recreation fee (LDC 6.07.00(F)(2)). The City's current Comprehensive Plan also enables such collection for multi-family projects though it is not utilized (Policy 12.A.3.7).

#### *3.2.3.2 The Florida Communities Trust (FCT)*

The FCT was established in 1989 to help local governments preserve parks, open space, beaches, and natural areas. The FCT aids local governments in implementing their comprehensive plans through the acquisition of land and utilize funds from the Florida Forever Program. Matching and full grants are provided to local governments through a competitive application process.

The Parks and Open Space Florida Forever grant program provides local level funding to governments and eligible non-profit environmental organizations to aid in the acquisition of community-based parks, open space, and greenways to further enhance outdoor recreation and natural resource protection needs. This grant program requires local governments to provide a minimum of 25% match. Non-profit environmental organizations and small local governments (municipalities with a population less than 10,000 and counties with a population less than 75,000) are exempt.

#### *3.2.3.3 The Recreational Trails Program (RTP)*

The RTP is a federal grant program that is funded by the Federal Highway Administration (FHWA) and is administered at the state level by the Florida Department of Environmental Protection. The RTP[6] provides financial assistance to help in the development of trails, trailheads, and trailside facilities. Eligible applications can be accepted from the city, county, state, and federal governments, and organizations approved by the state, or state and federally recognized Indian Tribal governments.

#### *3.2.3.4 Florida Recreation Development Assistance Program (FRDAP)*

The FRDAP is a state competitive grant program providing financial assistance to local governments to develop or acquire land for public outdoor recreational purposes. Eligible participants include all county governments, municipalities, and other legally constituted local government entities. In the past 16 fiscal year funding cycles, 1,805 projects have received funding.

[6] *https://floridadep.gov/lands/land-and-recreation-grants/content/recreational-trails-program*

# 4.0 Recommendations

From pickleball courts to baseball fields, the many park amenities available to Crestview residents provides them with a space to improve their physical and mental wellbeing. According to the Evaluation and Appraisal Report, policies need to be created and implemented to preserve the existing public open spaces throughout Crestview. Establishing new community programs for residents to partake in within these spaces will further establish community involvement in the current facilities. New multimodal trails within the City could also attract existing residents and visitors throughout the county to explore the amenities.

## 4.1 Recommendations from the Evaluation Appraisal Report

- Policy needed in the Future Land Use Element that support the Recreation and Open Space Element about the impact of urban sprawl on public open space and natural lands.
- Policy needed in the Conservation Element that aligns with the Recreation and Open Space Element about protecting identified natural reservations.

## 4.2 Other Recommendations

- Perform a comprehensive parks and recreation master plan by 2025.
- Expand recreational programs for older adults.
- Create more inclusive programming for individuals with different abilities.
- Apply for grant funding to complete planning, design, and/or construction along the SUN Trails segment on US 90.
- Complete trail feasibility study on US 90 to increase walking/hiking/jogging/bicycling path options within the City.
- Apply for grants from the Recreational Trails Program to help develop trails, trailheads, and trailside facilities.
- Complete an amphitheater feasibility study.
- Update land development code to enable collection of recreation and parks fee for multi-family projects.

Chapter 5

# CONSERVATION

# 1.0 Introduction

The purpose of this analysis is to provide the information and data necessary to promote the Goals, Objectives, and Policies of the Conservation Element. The protection of natural resources and energy conservation is an important component of the Comprehensive Plan.

The conservation, use, and protection of natural resources within and in the vicinity of Crestview is directed by §163.3177(6)(b). These include: "air, water, water recharge areas, wetlands, water wells, estuarine marshes, soils, beaches, shores, flood plains, rivers, bays, lakes, harbors, forests, fisheries and wildlife, marine habitat, minerals, and other natural and environmental resources including factors that affect energy conservation." Each of these will be discussed herein, with the exception of those resources that are related to estuarine marshes, bays, beaches, and marine habitats since Crestview is inland from any saltwater bay or the Gulf of Mexico.

## 1.1 Alignment with the Strategic Plan

One of the "key highlights" listed in the Strategic Plan (2023-2028) is "A commitment to sustainability and civic responsibility, making a positive impact on our local society and the environment". Community character is the base of the experiential values core values, which includes environmental considerations that impact quality of life. Additionally, "community character" was identified as a strength of Crestview. These emphasized factors can all be attributed to the quality of air, water, and other natural resources in Crestview. Policies which are included in the Conservation Element will assist in the preservation of these environmental characteristics.

# 2.0 Existing Conditions

## 2.1 Air Resources[1]

Ambient air is generally defined as "that portion of the atmosphere near ground level and external to buildings or other structures." Because of its importance to human health and the environment, standards have been established for air contaminants based on federal standards for ambient air quality. Ambient air quality is primarily monitored statewide through the Department of Environmental Protection (FDEP) Division of Air Resources Management with standards established by the Environmental Protection Agency (EPA). The FDEP subsequently submits the air monitoring data to the EPA. The DEP Office of Air Monitoring is the Primary Quality Assurance Organization in Florida.

Although DEP provides several Local Air Programs for higher populated areas such as Miami-Dade County, DEP also operates an air quality monitoring network to provide generalized air quality data across the state. The location nearest Crestview is the Okaloosa monitoring site, identified as Site Number A091-0003 located in Fort Walton Beach.[2]

[1] *Technical data retrieved from https://floridadep.gov/air/air-monitoring/content/about-air-monitoring*

[2] *Florida Department of Environmental Protection, Office of Air Monitoring, Monitoring Map Spreadsheet, April 2023*

### Table 2.1.1 Okaloosa County Monitored Pollutants – 10 Highest Daily Averages

| Pollutant | Measure |
|---|---|
| O3 – Ozone | 63 PPB[1] |
| PM10 - Particulate Matter | 74.9[2] µg/m[2] |

*Source: https://floridadep.gov/air/air-monitoring accessed September 2023*
*[1]Number shown is max eight-hour average*
*[2]Daily Average*

The natural concentration of ozone is about ten (10) parts per billion (PPB). According to the EPA, exposure to ozone levels of greater than 70 PPB for eight (8) hours or longer is unhealthy. On October 1, 2015, the EPA amended the primary eight-hour ozone standard to 0.070 parts per million from 0.075.

The above pollutants monitored are referred to as criteria air pollutants. It is important to realize that this monitor is an average and dependent upon local conditions. For current conditions, the City can monitor Okaloosa County's current air quality, updated hourly, at www.airnow.gov. For example, on September 14, 2023, the following report in Table 2.1.2 was made from the monitoring station in Stillwell Park in Fort Walton Beach on September 14, 2023 at 10:00 AM. An ozone level of 14 and a PM10 level of 18 is considered good air quality. Ozone levels measured between 51 - 100 are considered moderate, and 101 – 150 are considered unhealthy for sensitive groups. Occurrences that can cause a degradation of air quality include smoke from wildfires and pollutants (particles and gases emitted by vehicles and some industrial uses).

### Table 2.1.2 Okaloosa County Ozone and Particle Pollution Levels

| Pollutant | NowCast AQI |
|---|---|
| Ozone | 14 |
| $PM_{2.5}$ | |
| $PM_{10}$ | 18 |

*Source: https://www.airnow.gov/?city=Crestview&state=FL&country=USA*

Crestview can assist in the retention of good air quality standards by including policies to reduce vehicle miles traveled through development standards and practices. This can include requirements or incentives for developers to plan the built environment with a mixture of uses within the same structure (vertically) or within a close walking or bicycling distance from other uses (horizontally) in a dense fashion.

*[2] Florida Department of Environmental Protection, Office of Air Monitoring, Monitoring Map Spreadsheet, April 2023*

*[3] Letter to the Honorable Rick Scott, December 20, 2017 from Onis Trey Glenn, Regional Administrator, U.S. EPA, Region 4*

## 2.2 Water Resources Including Rivers, Lakes, and Shorelines

The Yellow River, which is located at some of the western parts of the City limits, and the Shoal River, which joins into the Yellow River south of Crestview, are major rivers adjacent to Crestview.

The Yellow River is a 92-mile-long river that flows on the western edge of Crestview, toward Blackwater Bay and into Pensacola Bay. It has a sandy bottom with large sandbars. The 56 miles between SR 2 and SR 87 is designated as the Yellow River Paddling Trail.[4] The Shoal River, which is to the east and south of Crestview with some parts at the city limit boundary, lies entirely within Florida and has a length of 33 miles.

The Yellow and Shoal Rivers provide critical habitat for several species of threatened and endangered freshwater mussels, including the Choctaw bean *(Villosa choctawensis)*, narrow pigtoe *(Fusconaia burkel)*, southern sandshell *(Hamiota australis)*, and fuzzy pigtoe *(Pleurobema strodeanum)* in the Yellow River system.[5]

Every waterbody within Florida falls within one of five surface water categories. These include the following:

- Class I: Potable water supplies
- Class II: Shellfish propagation or harvesting
- Class III: Fish consumption, recreation, propagation and maintenance of a healthy, well-balanced population of fish and wildlife
- Class IV: Agricultural water supplies
- Class V: Navigation, utility and industrial uses

Within Okaloosa County, the only water bodies that have a Class I, II, III, IV, or V designation are the Choctawhatchee Bay and tributaries, Rocky Bayou, and Santa Rosa Sound which are all designated as a Class II.

Outside of the above classifications, a waterbody may be designated as an Outstanding Florida Water (OFW) or an Outstanding National Resource Water (ONRW). This assignment is not a separate classification of those surface water classifications noted above, and is designated by DEP. An OFW is one that has been deemed worthy of special protection because of factors that can include exceptional water quality or exceptional ecological, social, educational, or recreational value. All waters within the state park system, for example, are designated as an OFW.

Any waterbody designated as an OFW or ONRW cannot have a classification action or change in designation that would result in the degradation of water quality.[6] The Shoal River is designated by Florida Administrative Code Rule as a Special Water, and therefore by default is also an Outstanding Florida Water.[7] Accordingly, additional protection measures in the Comprehensive Plan should be awarded to this waterbody.

Efforts should be made in Crestview's policy to protect water quality on these rivers. These include surface water runoff measures, water quality considerations including the usage of fertilizers, and any measure that will prevent surface water withdrawal of these rivers from current and historical measures indicated in Table 2.2.1. Measures including water reuse, xeriscaping, and the planting of native vegetation which requires less supplemental watering and little fertilizer should be considered.

[4] *https://myfwc.com/fishing/freshwater/sites-forecasts/nw/blackwater-and-yellow-rivers/*

[5] *Pensacola Bay System SWIM Plan, Northwest Florida Water Management District, Table 2-1, pg. 13.*

[6] *Rule 62-302.400 Florida Administrative Code*

[7] *Rule 62-302.700(9), Florida Administrative Code*

### Table 2.2.1 Average Annual Flows of the Yellow and Shoal Rivers

| River | Period of Record | Average Annual Discharge (cubic feet per second) |
|---|---|---|
| Yellow River | 1938 - 2016 | 1,147 |
| Shoal River | 1938 - 2017 | 1,094 |

*Source: Pensacola Bay System SWIM Plan, Northwest Florida Water Management District, Table 2-1, pg. 7.*

## 2.3 Water Recharge Areas

The Florian aquifer system is the primary source of ground water in Okaloosa County.[8] Crestview's water source is "ground water from eight wells that draw from the Floridan Aquifer."[9] Water demand within Crestview is not driven by agriculture needs but by population. Land use conversion from agriculture is directly related to population increases, and if climate variability becomes more extreme, additional consumption should be anticipated.

The nearest high-aquifer recharge area is on the west boundary of the Yellow River and extends westward to the Blackwater River in Milton and is referred to as the "inland" Sand-and-Gravel Aquifer.[10] "This aquifer has a high recharge rate and is capable of providing regionally-significant quantities of water." Currently, this area is not within the City limits. However, if Crestview continues annexation west of the Yellow River, protective policies must be incorporated into the plan in order to ensure high recharge rates of the floodplains of the Yellow River and adjacent low lands.

[8] *U.S. Department of Agriculture, Natural Resources Conservation Service, Soil Survey of Okaloosa County, FL, pg. 5*

[9] *City of Crestview, 2020 Annual Drinking Water Report, pg. 1*

[10] *Pensacola Bay System SWIM Plan, Northwest Florida Water Management District, pgs. 11-12.*

## 2.4 Wetland Resources

In Florida, wetlands are defined by Rule 62-340, Florida Administrative Code and by Section 373.019(25), F.S. For reference, "wetlands" are defined as:

> *"….those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils."*

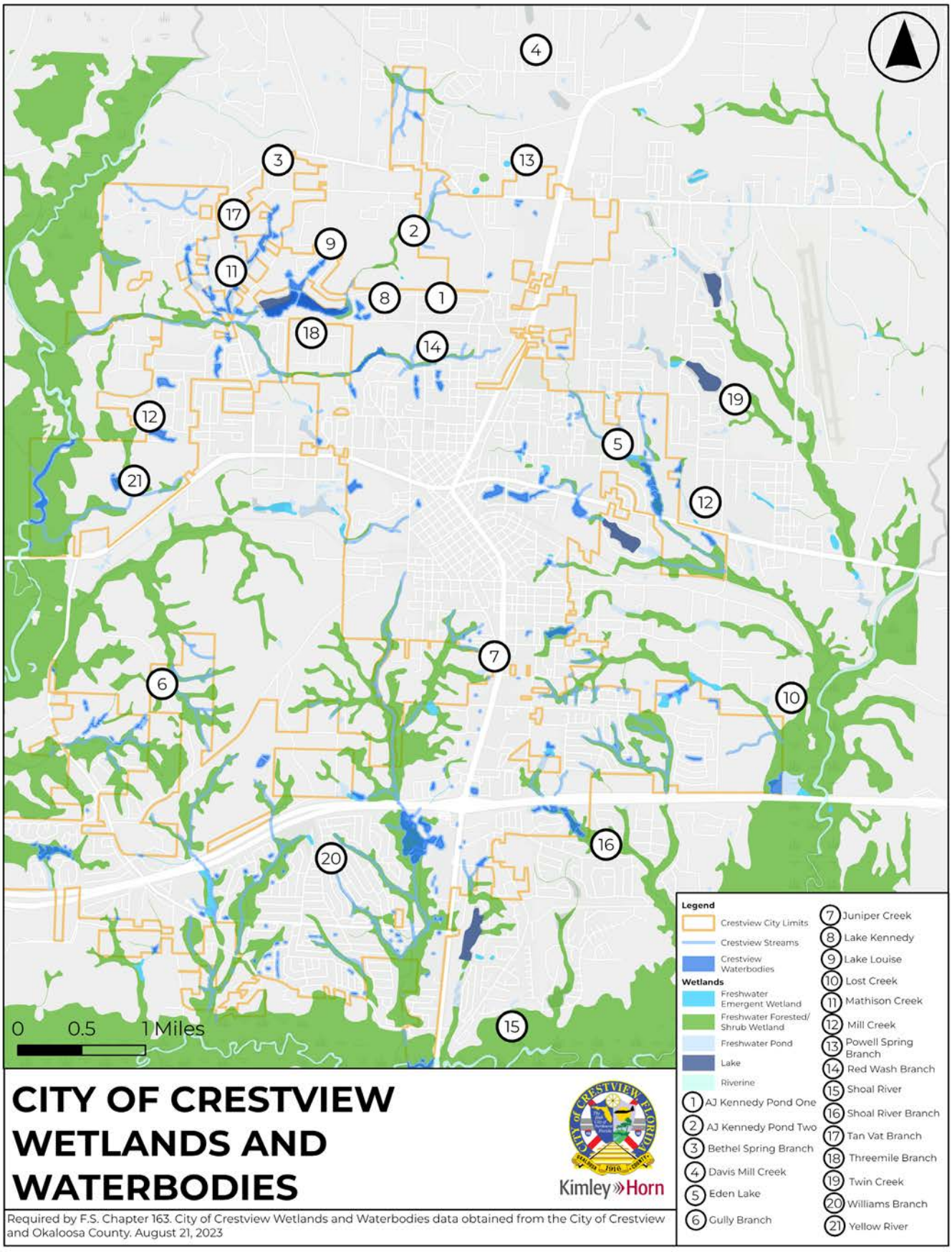
The definition continues to describe prevalent vegetation within a wetland, and a description which includes areas such as swamps, marshes, bayheads, bogs, cypress domes and stands, sloughs, wet prairies, riverine swamps and marshes, among other similar areas.

For comparison, the current Comprehensive Plan definition of "wetland" is:

> *"land that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances does or would support, a prevalence of vegetation, typically adapted for life in saturated soil conditions. For the purposes of this Plan, wetlands shall be those areas so designated and regulated by either the Army Corps of Engineers of the Florida Department of Environmental Protection, or both."*

According to the National Wetlands Inventory, wetlands within Crestview primarily lie adjacent to flowing water bodies such as the Yellow River, the Shoal River, and their tributaries (See Figure 2.4.1). These areas are considered floodways as indicated on the FEMA FIRMs (see Section 2.7 following). Permits issued in the regulatory floodway involve review by FEMA. Accordingly, a FEMA No-Rise Certification is required for any fill activity within a floodway. Alternatively, a property owner may apply directly to FEMA to change the boundary of the regulatory floodway. This process is outlined on the FEMA website and includes avenues such as a Letter of Map Amendment or Map Revision.

According to a geographic information system analysis conducted in August of 2023, Crestview has 2,279 acres of wetlands within the city limits. This analysis used the National Wetlands Inventory data and parcel data. This constitutes approximately 18% of the total land area within the city limits. Categorized by Future Land Use category, 25% of the wetland acres are designated as "Residential" on the Future Land Use Map.


0 0.5 1 Miles
Legend
Crestview City Limits
Crestview Streams
Crestview Waterbodies
Wetlands
Freshwater Emergent Wetland
Freshwater Forested/ Shrub Wetland
Freshwater Pond
Lake
Riverine
1 AJ Kennedy Pond One
2 AJ Kennedy Pond Two
3 Bethel Spring Branch
4 Davis Mill Creek
5 Eden Lake
6 Gully Branch
7 Juniper Creek
8 Lake Kennedy
9 Lake Louise
10 Lost Creek
11 Mathison Creek
12 Mill Creek
13 Powell Spring Branch
14 Red Wash Branch
15 Shoal River
16 Shoal River Branch
17 Tan Vat Branch
18 Threemile Branch
19 Twin Creek
20 Williams Branch
21 Yellow River
CITY OF CRESTVIEW WETLANDS AND WATERBODIES
Kimley»Horn
Required by F.S. Chapter 163. City of Crestview Wetlands and Waterbodies data obtained from the City of Crestview and Okaloosa County. August 21, 2023

## Table 2.4.1 National Wetland Inventory Acres by Future Land Use Category, August 2023

| FLU Category | Total | Within National Wetland Inventory Areas | Percent of Category Total |
|---|---|---|---|
| Residential | 4,882.56 | 558.72 | 11% |
| Mixed Use | 1,685.37 | 346.15 | 21% |
| Commercial; Total | 2,448.63 | 479.94 | 20% |
| Commercial; MU Zone | 11.99 | 0.25 | 2% |
| Commercial; C-1 Zone | 912.66 | 153.92 | 17% |
| Commercial; C-2 Zone | 1,523.98 | 325.77 | 21% |
| Industrial | 50.44 | 0.01 | 0% |
| Public Lands | 1,027.31 | 171.65 | 17% |
| Conservation | 324.25 | 243.01 | 75% |
| | **TOTAL** | **2,279.42** | |

*Source: City of Crestview and the National Wetlands Inventory*

Wetlands ideally should be designated as "Conservation" on the Future Land Use Map in order to protect the natural resource from development encroachment. However, low value wetlands are often impacted, which is standard practice with appropriate permitting. Because so many of the wetlands within Crestview are part of or adjacent to floodways, it is important to include policies to protect the floodways from development or fill.

Florida law requires an Environmental Resource Permit (ERP) Program authorization when activity occurs in uplands that generates stormwater runoff from upland construction, as well as dredging and filling any wetlands or surface waters. The following factors are evaluated when a determination of the issuance of an ERP is made.[12]

1. Whether the activity will adversely affect the public health, safety, welfare, or the property of others;
2. Whether the activity will adversely affect the conservation of fish and wildlife, including endangered or threatened species, or their habitats;
3. Whether the activity will adversely affect navigation or the flow of water or cause harmful erosion or shoaling;
4. Whether the activity will adversely affect the fishing or recreational values or marine productivity in the vicinity of the activity;
5. Whether the activity will be of a temporary or permanent nature;
6. Whether the activity will adversely affect or will enhance significant historical and archaeological resources under the provisions of S. 267.061; and
7. The current condition and relative value of functions being performed by areas affected by the proposed activity.

These permits are processed through the DEP local office, or through the Northwest Florida Water Management District. Crestview considers the ERP process during development review, and references the ERP in Infrastructure Element Policy 10.C.2.3 (2020) where the design and performance standards of the ERP are adopted by Crestview.

An amendment to Conservation Element Policies 11.A.4.3 and 11.A.4.4 (2020) must be made in order to be consistent with Section 166.033(5), F.S. where a development permit or development order cannot be restricted from issuance based upon the applicant's submission to Crestview of all state and federal permits.

[12] *Section 373.414(1)(a), Florida Statutes*

## 2.5 Water Wells

As mentioned in Section 2.3, Crestview withdraws water for its citizens via eight water wells from the Floridan Aquifer. The public water system is reported to the DEP. The wells are identified as follows:

### Table 2.5.1 Public Water Supply Wells Operated by the City of Crestview, 2022 Report

| Well ID | City ID | Well depth (in feet) | Location | Year Drilled | Design Capacity | Population Served |
|---|---|---|---|---|---|---|
| 1013 | Well #3 | 710 | E. Edney Ave | 1973 | 9,936,000 | 32,309 |
| 1014 | Well #4 | 900 | Field Ave. | 1966 | 9,936,000 | 32,309 |
| 1015 | Well #5 | 630 | N. Lloyd St. | 1980 | 9,936,000 | 32,309 |
| 31078 | Well #7 | 735 | Brookmeade Dr. | 2003 | 9,936,000 | 32,309 |
| 26078 | Well #6 | 618 | Ashlely Dr/PJ Adams Pkwy | 1997 | 9,936,000 | 32,309 |
| 36278 | Well #8 | 700 | Whitehurst Ln. | 2006 | 9,936,000 | 32,309 |
| 47648 | Well #10 | 724 | Industrial Dr. | 2009 | 9,936,000 | 32,309 |
| 62783 | Well #9 | 806 | Old Bethel Rd. | 2013 | 9,936,000 | 32,309 |

*Source: https://prodapps.dep.state.fl.us/swapp/Welcome/detailsByPublicOutreachDate/1460182/10012022*

The following wells are operated by Auburn Water System, which also serves City residents on the north end of the City:

### Table 2.5.2 Public Water Supply Wells Operated by Auburn Water Supply, 2022 Report

| Well ID | Auburn WS ID | Well depth (in feet) | Location | Year Drilled |
|---|---|---|---|---|
| 2583 | Well #5 - Farmers | 673 | Farmers St. | 1991 |

*Source: https://prodapps.dep.state.fl.us/swapp/Welcome/detailsByPublicOutreachDate/1460182/10012022*

The DEP also reports potential contaminate sources. These include two petroleum storage tanks. One is owned by the Okaloosa County School Board potentially impacting Well #5, and the other is a residential tank potentially impacting Well #4. Both tanks have a "low" concern level with a susceptibility score of 4.16.[13] This determination is based upon the probability of contaminants released to the ground at the surface, with the ability to enter the public water supply system. The determination is based upon the following factors, which are assigned a value:

- Health effects (toxicity and potential cancer risk) of a chemical of concern,
- Leaching potential (mobility) of a chemical of concern,
- Protection provided by the underlying geologic materials, and
- Operating practices and design of the potential source(s) of contamination.

To prevent the risk of public water supply contamination, Crestview protects wellheads with a permitted capacity of 100,000 gallons per day or more with a wellhead protection area by a diameter of 200 feet around the potable water well "where no other land use is permitted." This is simply regarded within the definitions section. Additional policy/policies should be included in the Conservation Element to regulate uses within the defined wellhead protection area. Policies may include those that limit land uses and impervious surface coverage within the protection area. Topography should be included in the consideration of the boundary, rather than a simple radius, as water flows in a downward fashion, and fluid contaminations may not necessarily flow in all directions of the radius.

[13] *https://prodapps.dep.state.fl.us/swapp/Welcome/detailsByPublicOutreachDate/1460182/10012022*

Additionally, as water conservation measures to reduce the need to withdraw from the Floridan Aquifer, the City should look to alternative water supply sources such as reuse for treated wastewater, and study the feasibility of stormwater collection to augment non-potable water needs.

## 2.6 Soil Resources and Minerals

Soils are determined by fieldwork by the U.S. Department of Agriculture, Natural Resources Conservation Service and are produced as a soil survey by county. The general description of Crestview is that it lies within the "Western Highlands subdivision of the Northern Highlands [which is] characterized by gently sloping plateaus at the relatively higher elevations separated by lower, large stream valleys."[14] Within the vicinity of Crestview, the primary soil is Troup-Lakeland-Bonifay which is labeled as map unit "13" on Figure 2.3.1 below.[15]

Another soil type within the vicinity is Orangeburg-Lucy, and is denoted as map unit "12" on the same figure noted. Finally, those soils immediately adjacent to the Shoal River and the Yellow River include those denoted as map unit "8" in Figure 2.6.1 and are classified as Kinston-Johnston-Bibb and a small amount of Dorovan, depicted as map unit "6" in the figure. These map units delineate a soil that dominates an area of more than one type of soil.

These soils are described as follows, which are excerpts from the Okaloosa County Soil Survey:

**Troup-Lakeland-Bonifay:** This unit consists of deep, loamy and sandy soils in the uplands. These soils are in the north-central part of the survey area. Troup soils are well drained, Lakeland soils are excessively drained, and Bonifay soils are well drained. Most areas of this soil type are used for the production of timber or for pasture for forage. Suitable for urban development.

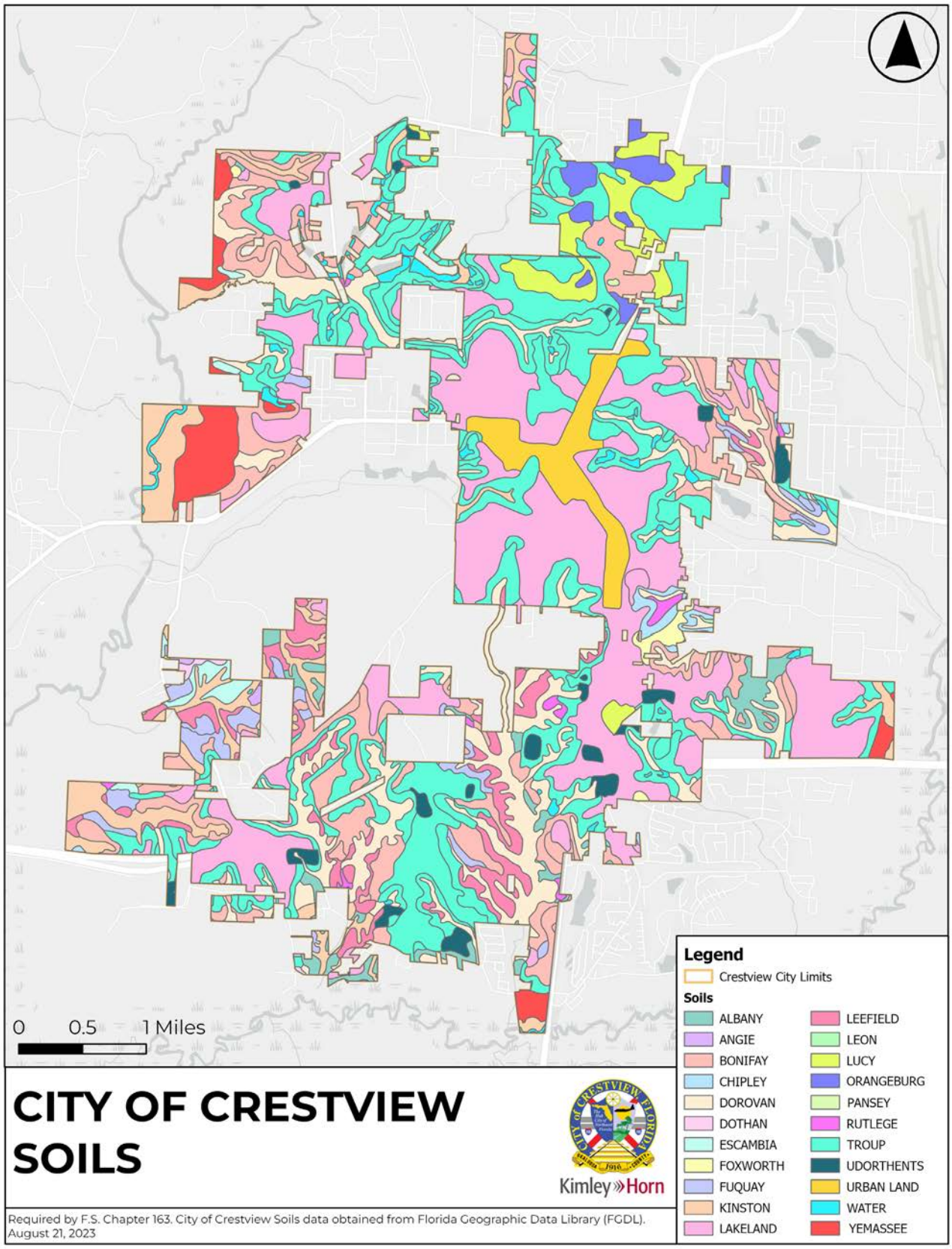
**Orangeburg-Lucy:** These are deep, loamy soils in the uplands. These soils are on small plateaus throughout the county. Most areas of this type of soil are used for the production of timber or for crops, pasture, or forage. Suitable for urban development.

**Kinston-Johnson-Bibb (frequently flooded):** These are nearly level, poorly drained, and very poorly drained soils are on flood plains along narrow creeks and streams and major streams and rivers. The soils do not occur in a regularly repeating pattern on the landscape. Slopes are dominantly less than 2%. Individual areas are elongated and range from three to 500 acres in size.

**Dorovan (frequently flooded):** This soil is nearly level, very poorly drained soil in large hardwood swamps and on flood plains along drainageways. Slopes are dominantly less than 2%. Permeability is moderate in this soil. The available water capacity is high. The water table is near or above the surface for most of the year. The soil is flooded more than once every two years for periods of more than one month. Internal drainage rate is slow because of the high water table. The soil responds well to artificial drainage.

[14] *U.S. Department of Agriculture, Natural Resources Conservation Service, Soil Survey of Okaloosa County, FL, pg. 3*

[15] *U.S. Department of Agriculture, Natural Resources Conservation Service, General Soil Map of Okaloosa County, FL*




*Source: U.S. Department of Agriculture, Natural Resources Conservation Service, General Soil Map of Okaloosa County, FL*

### Mineral Resources

According to the Okaloosa County Soil Survey, no mineral commodities are commercially mined within Okaloosa County. Some small-scale sand, clay, and gravel are mined for local use from relatively small pits.[16] Therefore, no policy is needed to address commercial mineral mining within Crestview. However, consideration of borrow pits should be included. According to the Northwest Florida Water Management District, mining and borrow pit activities "have the potential to cause turbidity, sedimentation, and smothering."[17]

## 2.7 Flood Plain and Flood Zone Resources

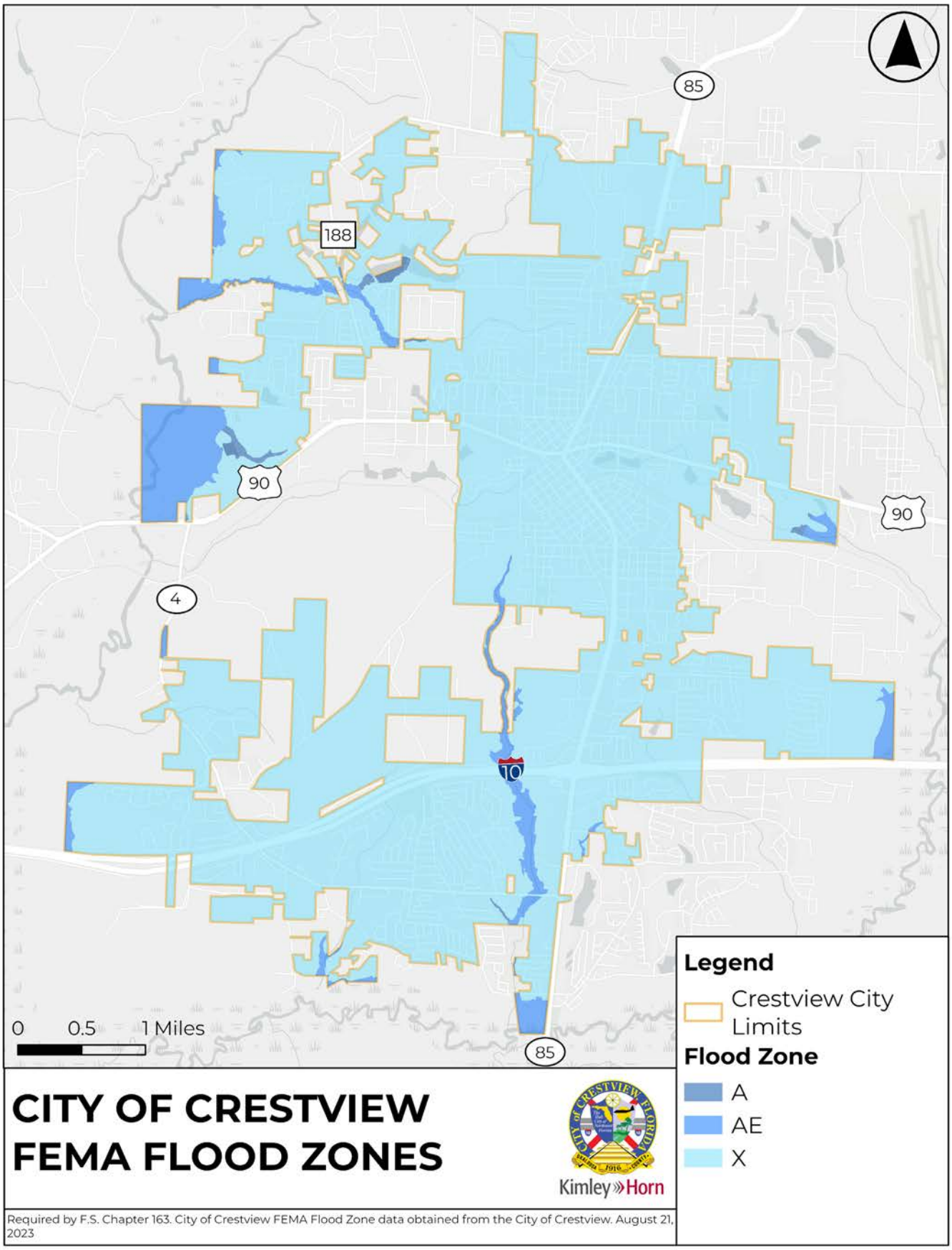
Flood plain and flood zone information is developed by the Federal Emergency Management Agency (FEMA) and is depicted on the Flood Insurance Rate Maps (FIRM). The FIRM numbers that depict Crestview include 12091 C0165J, 12091 C0170J, 12091 C0255J, and 12901 C0260J which were all effective on March 9, 2021.

Flood zones are used to assess the likelihood of flood risk. Flood zones can be divided into two overarching categories in Crestview: Special Flood Hazard Areas (Flood Zones A and AE) and areas of minimal flood hazard (Flood Zone X). Figure 2.7.1 below depicts the general locations of the flood zones within Crestview. The area shown as Flood Zone AE is also a designated Regulatory Floodway.[18]

[16] *U.S. Department of Agriculture, Natural Resources Conservation Service, General Soil Map of Okaloosa County, FL, pg. 6*

[17] *Pensacola Bay System SWIM Plan, Northwest Florida Water Management District, pg. 22.*

[18] *Federal Emergency Management Agency, Flood Insurance Rate Map 12091 C0260J.*


85
188
90
90
4
10
85
0 0.5 1 Miles
Legend
Crestview City Limits
Flood Zone
A
AE
X
CITY OF CRESTVIEW
FEMA FLOOD ZONES
Kimley»Horn
Required by F.S. Chapter 163. City of Crestview FEMA Flood Zone data obtained from the City of Crestview. August 21, 2023

Within Crestview, the majority of the land is categorized as Flood Zone X, which is the area outside areas and higher than the elevation of the 0.2 percent annual chance of flooding.[19]

The 2020 Comprehensive Plan defines "Regulatory Floodway" as:

> *"The channel of a river or other watercourse and the adjacent land areas that must be unobstructed in order to discharge the base flood without increasing the water surface elevation of that flood more than one foot at any point."*

This definition is very similar to the FEMA definition, which is:

> *"The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height."*

The FEMA definition continues to inform communities that they must regulate development within the floodways to ensure that there are no increases in upstream flood elevations.

Although Crestview is a high point within Okaloosa County, flooding still occurs due to heavy rains. According to the National Centers for Environmental Information, a division of the National Oceanic and Atmospheric Administration (NOAA), there have been four flash flood events since 2010.

### Table 2.7.2: Flash Flooding Storm Events Since 2010

| Event | Cause | Episode | Area | Date |
|---|---|---|---|---|
| Flash Flood | Heavy Rain; approx. 2 – 3 feet covering roadways | Tropical Storm Lee | Citywide | Sept. 5, 2011 |
| Flash Flood | Heavy Rain | Unnamed | Intersection of Live Oak Church Road and John King Road | May 20, 2017 |
| Flash Flood | Heavy Rain | Unnamed | Antioch Road and Ashley Drive | April 4, 2021 |
| Flash Flood | Heavy Rain | Unnamed | Brookmeade Dr. and Goodwin Ave. as well as WHY 85 and Main St. | Sept. 20, 2021 |

*Source: https://www.ncdc.noaa.gov/stormevents/choosedates.jsp?statefips=12%2CFLORIDA*

## 2.8 Flora and Fauna Resources

The Yellow River Water Management Area/Yellow River Wildlife Management Area (WMA) was acquired by the Northwest Florida Water Management District to protect natural resources and public recreation and is considered a multiple-use facility. It is approximately 28,000 acres in size and is located between Crestview and Milton. It runs over 20 miles along the Yellow River, including the protection of a small portion of the Shoal River where it joins the Yellow. Within this WMA you will find Florida black bear, Gulf sturgeon, and endemic mayflies as well as Florida anise, mountain laurel, and spider lilies.[20]

The U.S. Fish & Wildlife Service lists over 30 flora and fauna species occurring in Okaloosa County that are a candidate for listing, or are listed as threatened or endangered. Table 2.8.1 lists those that may occur in or within the vicinity of Crestview. Those that are not likely to occur within or in the vicinity of Crestview have been removed from the list, such as sea turtles.

[19] *https://www.fema.gov/glossary/flood-zones*

[20] *https://myfwc.com/recreation/cooperative/yellow-river/*

## Table 2.8.1 U.S. Fish & Wildlife Service Listed Species – Okaloosa County

| Scientific Name | Common Name | ESA Listing Status | Lead Office | State Listing |
|---|---|---|---|---|
| *Danaus plexippus* | Monarch butterfly | Candidate | Insects | None |
| *Macrochelys temminckii* | Alligator snapping turtle | Proposed Threatened | Reptiles | Threatened |
| *Ophiogomphus australis* | Southern snaketail | Under Review | Insects | None |
| *Laterallus jamaicensis ssp. jamaicensis* | Eastern Black rail | Threatened | Birds | Federally Threatened |
| *Perimyotis subflavus* | Tricolored bat | Proposed Endangered | Mammals | None |
| *Stylurus potulentus* | Yellow-sided clubtail | Under Review | Insects | None |
| *Somatochlora calverti* | Calvert's emerald | Under Review | Insects | None |
| *Crotalus adamanteus* | Eastern diamondback rattlesnake | Under Review | Reptiles | None |
| *Myotis lucifugus* | Little brown bat | Under Review | Mammals | None |
| *Gomphus westfalli* | Westfall's clubtail | Under Review | Insects | None |
| *Gopherus polyphemus* | Gopher tortoise | Resolved Taxon | Reptiles | State Designated Threatened |
| *Cladonia perforata* | Florida perforate cladonia | Endangered | Lichens | None |
| *Acipenser oxyrinchus (=oxyrhynchus) desotoi* | Gulf sturgeon | Threatened | Fishes | 1 |
| *Drymarchon couperi* | Eastern indigo snake | Threatened | Reptiles | Federally Designated Threatened |
| *Charadrius melodus* | Piping Plover | Threatened | Birds | Federally Designated Threatened |
| *Picoides borealis* | Red-cockaded woodpecker | Endangered | Birds | Federally Designated Endangered |
| *Etheostoma okaloosae* | Okaloosa darter | Recovery (Threatened) | Fishes | Federally Threatened |
| *Hamiota australis* | Southern Sandshell | Threatened | Clams | Federally Threatened |
| *Fusconaia escambia* | Narrow pigtoe | Threatened | Clams | Federally Threatened |
| *Obovaria choctawensis* | Choctaw bean | Endangered | Clams | Federally Endangered |
| *Pleurobema strodeanum* | Fuzzy pigtoe | Threatened | Clams | Federally Threatened |
| *Percina crypta* | Halloween darter | Under Review | Fishes | None |
| *Ambystoma bishopi* | Reticulated flatwoods salamander | Endangered | Amphibians | Federally Endangered |

*Source: U.S. Fish & Wildlife Service, Environmental Conservation Online System, Species County Report*
*https://ecos.fws.gov/ecp/report/species-listings-by-current-range-county?fips=12091*
*Florida's Endangered and Threatened Species, Florida Fish and Wildlife Conservation Commission, updated December 2022*
*1 – A species for which the FWC does not have constitutional authority*

## 2.9 Known Pollution Sources

Notices of Pollution are reported to the Department of Environmental Protection, as required by Section 403.077, F.S. Those that are reviewed are listed on the FDEP website, as reported to the state. Therefore, the accuracy of the information is borne by the reporting entity.

Since 2019, 13 spillage incidents were reported. These include sewer leaks, sewer overflows, sewer spills, and manhole overflows. The reports contain the dates and details of each occurrence. The primary reporters are City staff and the Okaloosa County Water and Sewer.

Industries that impact air quality are located within Crestview and the vicinity. Tables 2.9.1 and 2.9.2 below show those facilities that report to the DEP and are segmented within the City limits and the vicinity. As a note, none of the facilities listed in either table have any five-year compliance history.

### Table 2.9.1: Known Air Pollutant Generators Within Crestview

| Name of Business | Address | Facility Type | Designation | Zoning |
|---|---|---|---|---|
| Ready Mix USA, LLC | 4565 Antioch Rd., Crestview | Concrete plant | Minor source of air pollution | C-1 |
| Sunbelt Crushing Plant #1 [1] | 2151 Point Center Rd., Crestview | Nonmetallic Mineral Processing | Minor source of air pollution | Industrial |
| Plant One | 5820 Phil-Dirt Rd. (physical is Kinyard Ct.) | Nonmetallic Mineral Processing | Minor source of air pollution | R-3 |
| Crestview Crematory | 395 W. 1st Ave, Crestview | Human crematory | Minor source of air pollution | Mixed Use |

*Source: https://prodenv.dep.state.fl.us/DarmAircom/public/searchFacilityDetails.action*
*[1] A portion of this facility is within the City's boundary, but the primary operations are on the same property but outside of the City limits.*

Those within the vicinity and outside of the City limits include the following:

### Table 2.9.2: Known Air Pollutant Generators Within the Vicinity of Crestview

| Name of Business | Address | Facility Type | Designation |
|---|---|---|---|
| Bayou Concrete - Crestview | 5420 Fairchild Road, Crestview | Concrete plant | Minor source of air pollution |
| Crestview Readmix | 1070 Farmer St., Crestview | Nonmetallic Mineral Processing | Minor source of air pollution |
| Crestview Aerospace | 5486 Fairchild Road, Crestview | Aerospace and air transportation industry | Minor source of air pollution |
| Vertex Aircraft Integ. & Sustainment | 5486 Fairchild Rd., Crestview | Surface coating operation | Minor source of air pollution |

*Source: https://prodenv.dep.state.fl.us/DarmAircom/public/searchFacilityDetails.action*

Crestview should consider inclusion of policies that cause review of probability of on-site endangered and threatened species at the Future Land Use amendment and development order stage.

# 3.0 Recommendations

## 3.1 Recommendations from LDR Policy Crosswalk

- Include additional policies to protect water bodies other than wetlands, which are included in the LDC. Other water bodies should also be explicitly included, such as rivers and creeks.
- Policy 11.A.2.7 directs the LDC to include provisions for density transfers, density bonuses, and cluster development, which is not currently reflected in the LDC.
- Policy 11.A.3.1 directs the LDC to limit land uses to those compatible with soil conditions. The policy requires boring and soil tests. This policy should be reconsidered for retention, unless the City elects to require boring and soil tests for a development order application approval.
- Policy 11.A.3.5 refers to Chapter 42 of the City Code (landscape ordinance) and "open space and buffer requirements contained within the LDC." Chapter 42 is no longer a valid reference and should be amended to Section 6.08. The only mention of open space requirements in the LDC pertains to PUDs. If open space policy is retained, the LDC will need to be updated accordingly.
- Policy 11.A.3.6 requires the LDC to include provisions regarding protection of native vegetation. This policy is not addressed in the LDC and therefore the policy should be evaluated for inclusion in the Plan update, or the LDC should be accordingly amended.
- Policy 11.A.4.5 refers to mitigation provisions for environmental impacts due to development. The LDC does not address mitigative provisions, and therefore the policy should be evaluated for retention in the Plan, or the LDC should be accordingly amended.
- Policy 11.A.4.6 refers to steephead ravines. It is not evident that significant steephead ravines exist in or adjacent to Crestview. The policy could be amended to include only reference to protection of flora and fauna.

## 3.2 Recommendations from the Evaluation and Appraisal Report

- Natural resources such as rivers, wetlands, and marshes should be examined for additional protection or recreational uses.
- More specific strategies should be included regarding the location of structures within a floodplain.
- Add a policy to identify needed protection measure for areas known to have experienced soil erosion problems.
- The Shoal and Yellow Rivers contain endangered shellfish populations. Accordingly, these areas should be recognized in the Plan as the location of such wildlife and additional protection measures should be included in policy.
- The identification of hazardous waste producing facilities is included herein. The management of such hazardous waste should be included in policy, to accompany Policy 11.A.3.7 which identification of these locations.
- A policy or policies should be included to direct future land uses that are incompatible with the protection and conservation of wetlands and wetland functions from locating accordingly.
- Reference to the Regional Water Supply Plan water sources should be mentioned in either this element or the infrastructure element.

## 3.3 Other recommendations

- The Shoal River, as a legislatively designated Outstanding Florida Water, should be afforded extra protections.

Chapter 6

# TRANSPORTATION

# 1.0 Introduction

This document provides accurate and relevant data, inventory, and analysis on the current and future transportation conditions for the City of Crestview. In accordance with the City's comprehensive plan and Florida Statutes (FS) Chapter 163.3177(1)(f), the information presented in this element will adhere to the statutory requirements of the transportation element.

## 1.1 Alignment with the Strategic Plan

In accordance with the community engagement conducted for the development of the Strategic Plan, the City intends to educate, inform, and engage with the residents of Crestview and raise their awareness of the city valuable economic, cultural, and natural assets. The "Safety" focus area of the Strategic Plan includes goals that addresses the needs to increase public awareness and compliance with local traffic laws as well as better implementations of pedestrian access, visibility, and protection.

# 2.0 Existing Conditions

The existing conditions for the City of Crestview are identified within this document. This includes an inventory of functional classification, existing level of service, bike and pedestrian level of service, service volumes, sidewalks, trails, and bicycle facilities. The current mobility network in downtown Crestview is home to a variety of vehicular patterns, including pedestrian facilities and some public transit.

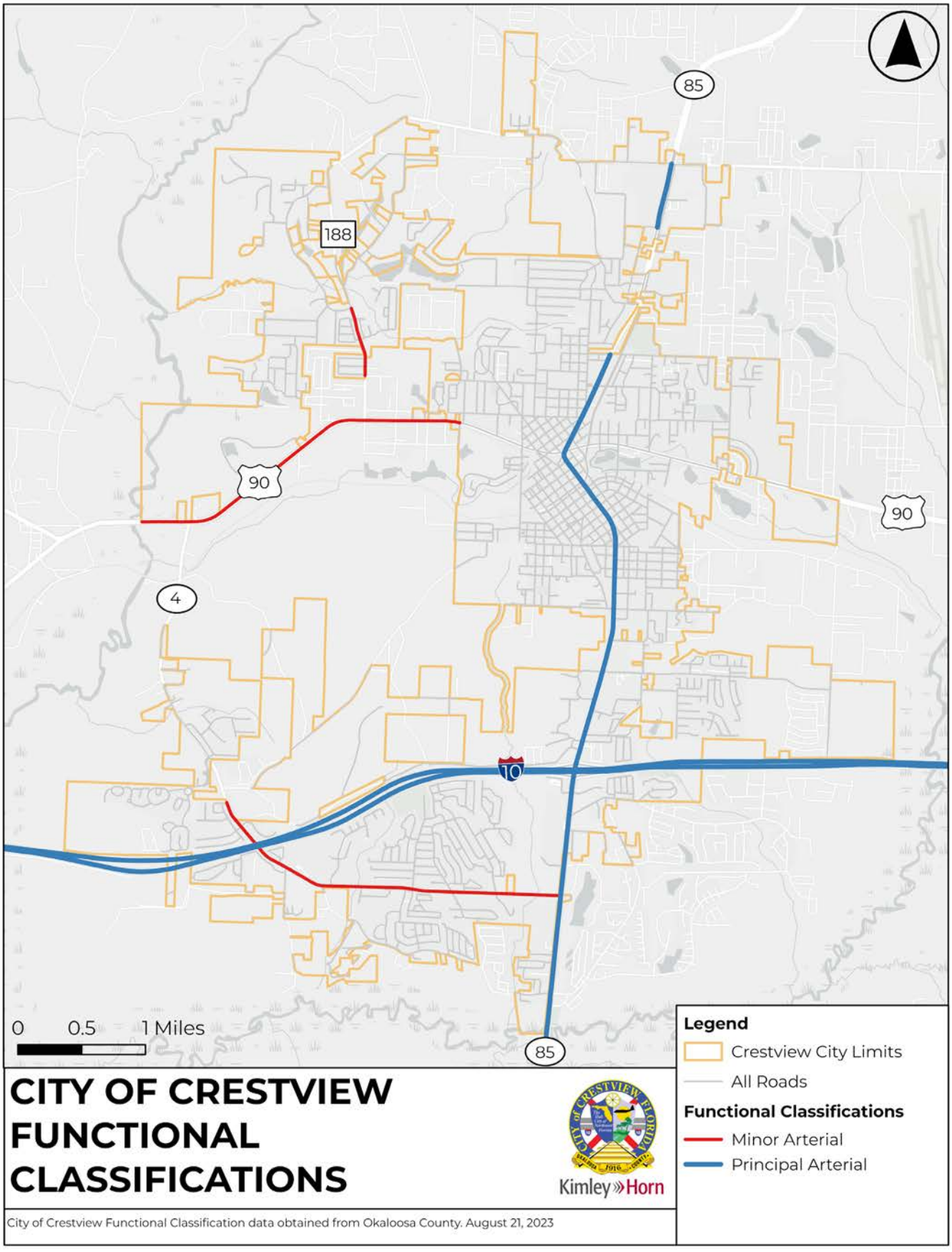
This element pulls data and information from the 2021 Crestview Mobility Plan, as well as other sources that are cited throughout. The Mobility Plan was created alongside the Crestview Community Redevelopment Agency (CRA) to provide a road map for a more efficient, multi-modal transportation system to service all users' mobility needs. The Mobility Plan provides six planning goal: expand and enhance travel options, create a more inviting travel experience for residents and visitors, improve connectivity between downtown and adjacent neighborhoods, support commercial and economic growth, provide safer streets for all modes of travel and users, and increase accessibility for all ages and abilities.

There is currently an imbalance in the transportation network of Crestview. Most of the trips to the downtown area are made vehicles, with very little travel by walking, bicycling, or riding transit. While the downtown area is dominated by vehicle traffic, there remain several opportunities to improve the mobility network to a more pedestrian, bicycle, and transit friendly environment.

## 2.1 Roadways

The City of Crestview is serviced by a network of state, county, and local roads. The Functional Classifications map of the City of Crestview shows the functional classification for roads within the City of Crestview. Major roadways include:

- I-10 - Santa Rosa County line to SR 85
- 1-10 - SR 85 to Walton County line
- SR 85 - City Limits to Antioch Rd
- SR 85 - Antioch Rd to Mirage Ave
- SR 85 - Mirage Ave to E Walnut Ave
- SR 85 - E Walnut Ave to 8th Ave/Stillwell Blvd
- SR 85 - Garden St to Old Bethel Rd/Airport Rd
- US 90 - Mayo Trail To City Limits
- CR 188 - Sioux Cir to S of Susan Dr
- CR 4 - Maracel Loop to SR 85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Crestview City Limits
All Roads
Functional Classifications
Minor Arterial
Principal Arterial
CITY OF CRESTVIEW
FUNCTIONAL
CLASSIFICATIONS
Kimley»Horn
City of Crestview Functional Classification data obtained from Okaloosa County. August 21, 2023

The downtown area[2] benefits from a grid street network, with most streets being maintained as two-way streets. There are a few short segments that are exceptions:

- Beech Avenue between Main Street and Wilson Street
- Pine Avenue between Main Street and Wilson Street
- Wilson Avenue between U.S. 90 and Cedar Avenue

### 2.1.1 Functional Classification

Roadways are assigned a functional classification based on standards set forth by the Florida Department of Transportation (FDOT). Functional classifications help assign roadways into a system according to the character of service they provide in correspondence with the total roadway network. The functional classifications used in as follows:

- **Principal Arterial:** Serves a large portion of travel between cities or other activity centers. Emphasizes minimizing travel time and distance as a priority.
- **Minor Arterial:** Provides service for trips of moderate length. Serves smaller geographic areas while offering connectivity to the higher arterial system.
- **Major/Minor Collectors:** Collects traffic from local streets. Connects the traffic to arterials. Contains more access to adjacent properties compared to arterials.
- **Local:** Any road that is not defined as an arterial or a collector. Mainly provides access to land with little to no through movement.

Within the five classifications, the Okaloosa County sub-categorizes the roadway system as follows:

- Principal Arterial – Interstate Rural
- Principal Arterial – Interstate Urban
- Principal Arterial – Expressway Rural
- Principal Arterial – Freeway and Expressway Urban
- Principal Arterial – Other Rural
- Principal Arterial – Other Urban
- Minor Arterial – Rural
- Minor Arterial – Urban
- Major Collector – Rural
- Major Collector – Urban
- Minor Collector – Rural
- Minor Collector – Urban
- Local – Rural
- Local – Urban

[2] *See the Downtown Commercial Corridor Map of the City of Crestview (Economic Development Element)*

Table 2.1.1 summarizes the roadways, functional classifications, number of lanes, peak hour two-way volume, and level of service in the City of Crestview.

### Table 2.1.1 Roadway Segments Level of Service (LOS)

| | | | | | Existing Conditions (2023) | | |
|---|---|---|---|---|---|---|---|
| Roadway | Segment | Functional Class | Type | Area | Lanes | PK Hr Two-Way Volume (2023) | LOS |
| I-10 | Santa Rosa County line to SR 85 | Principal Arterial | Divided | Rural | 4 | 3,566 | B |
| I-10 | SR 85 to Walton County line | Principal Arterial | Divided | Transitioning | 4 | 2,022 | B |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | 4 | 2,124 | D |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Commercial Suburban | 4 | 3,922 | F |
| SR 85 | Mirage Ave to E Walnut Ave | Principal Arterial | Divided | Suburban Commercial | 4 | 3,283 | D |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | 4 | 2,393 | D |
| SR 85 | Garden St to Old Bethel Rd/Airport Rd | Principal Arterial | Divided | Suburban Commercial | 4 | 2,123 | C |
| US 90 | Mayo Trail to City Limits | Minor Arterial | Divided | Urban General | 4 | 2,158 | C |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | 2 | 749 | C |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | 2 | 1,784 | D |

## 2.1.2 Roadway Ownership

The City of Crestview has four roadway ownership/maintenance categories for its roadway system. Ownership and maintenance are linked and is given to roads by City, County, State, or Private.[3]

[3] *City of Crestview GIS Web Map. https://cityofcrestviev.maps.arcgis.com/apps/webappviewer/index.html?id=4b4761b5e0ed466a9a63c75c906a8c78*

### 2.1.3 Level of Service

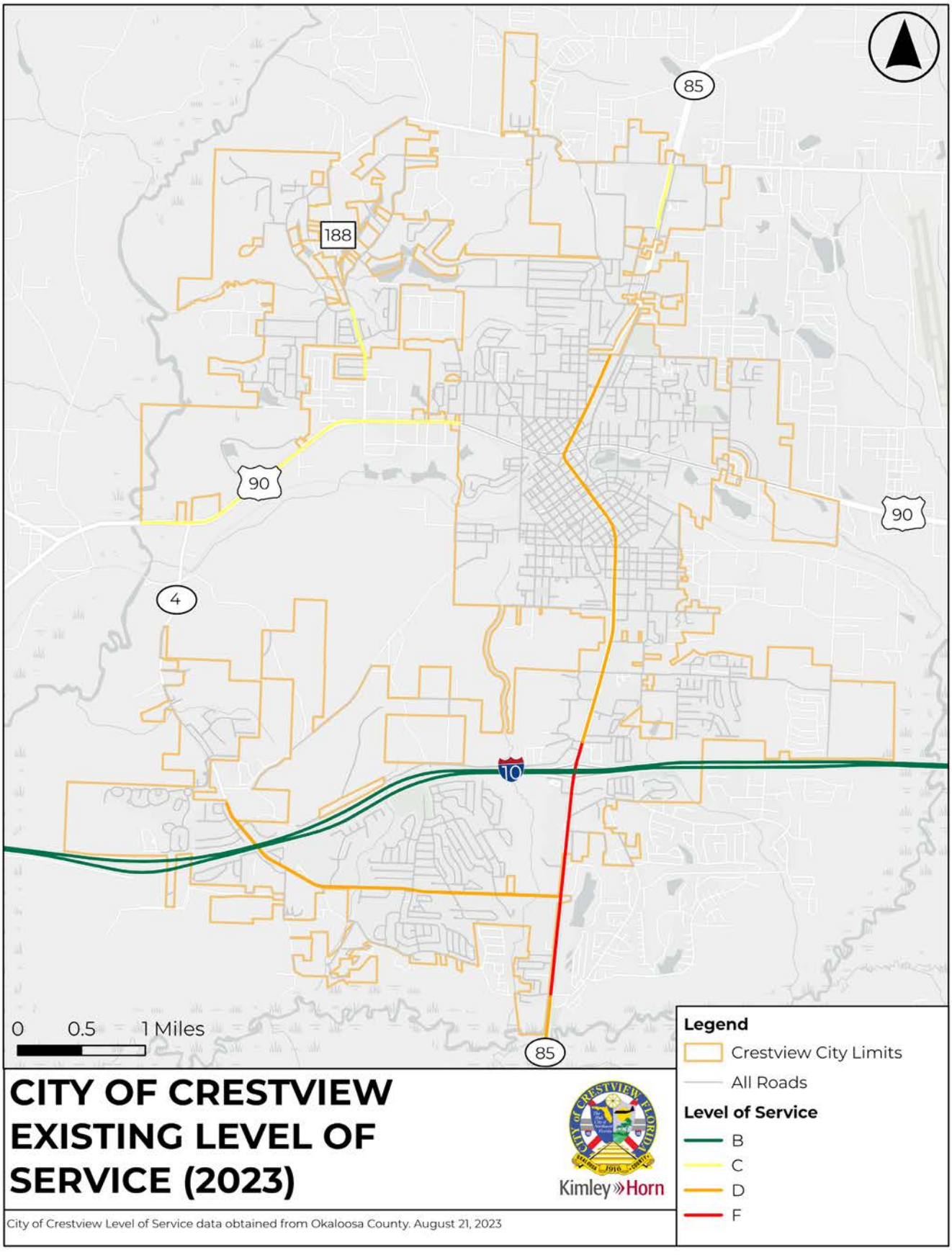
Per the 2020 Crestview Comprehensive Plan, the minimum operating level of service (LOS) of C for local roads in Crestview. LOS is a classification system used by the Highway Capacity Manual (HCM), 6th Edition to quantify the quality of service on a road. There are six categories, with A being the highest quality and F being the lowest quality. LOS is measured based on density, average speed, delay, and average travel speed compared to base-free flow speed.

There are five road segments that are not meeting the current LOS standard set out in the 2020 Crestview Comprehensive Plan. The segments that are not meeting the minimum standard are as follows:

- SR 85 - City Limits to Antioch Rd
- SR 85 – Antioch Rd to Mirage Ave
- SR 85 – Mirage Ave to E Walnut Ave
- SR 85 – E Walnut Ave to 8th Ave/Stillwell
- CR 4 – Maracel Loop to SR 85

The road segments that are currently meeting or exceeding the current minimum standard LOS are as follows:

- I-10 – Santa Rosa County line to SR 85
- I-10 – SR 85 to Walton County line
- SR 85 – Garden St to Old Bethel Rd/Airport Rd
- US 90 – Mayo Trail to City Limits
- CR 188 – Sioux Cir to S of Susan Dr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Legend
Crestview City Limits
All Roads
Level of Service
B
C
D
F
CITY OF CRESTVIEW
EXISTING LEVEL OF
SERVICE (2023)
Kimley»Horn
City of Crestview Level of Service data obtained from Okaloosa County. August 21, 2023

## 2.2 Parking Facilities

### 2.2.1 CRA Parking Facilities

Within the Crestview CRA, there are over 2,000 designated parking spaces. A parking analysis conducted a study on the off-street and on-street parking facilities and concluded that the period between 11:00 AM to 1:00 PM experienced the highest parking demand within the CRA. During this time, the on-street parking along Main Street between Martin Luther King Jr. Avenue and Oakdale Avenue was over 75% utilized. Each block in downtown Crestview is roughly 375 feet. There are additional off-street parking lots that are underutilized in downtown. An existing City-owned parking lot with 61 spaces was utilized at 5% during the three peak hour periods. The three peak hour periods are between 7:00 AM to 9:00 AM, 11:00 AM to 1:00 PM, and 4:00 PM to 6:00 PM. The parking assessment conducted in the Mobility Plan concludes there are adequate parking facilities located within CRA.

Beech Avenue and Pine Avenue were converted to one-way streets to accommodate the need for angled parking along both sides of the road. Wilson Street is a one-way street that allows left-turns into downtown from U.S. 90.[4] The City is looking to reduce the overall parking facilities throughout the downtown.

### 2.2.2 Future Surface Lots

The Crestview Mobility Plan shows construction of a new surface parking lot along the corner of Wilson Street and Beech Avenue. The parking lot is set to house over 50 spaces, including three handicap spaces. Future parking locations should be considered to support any additional downtown development.

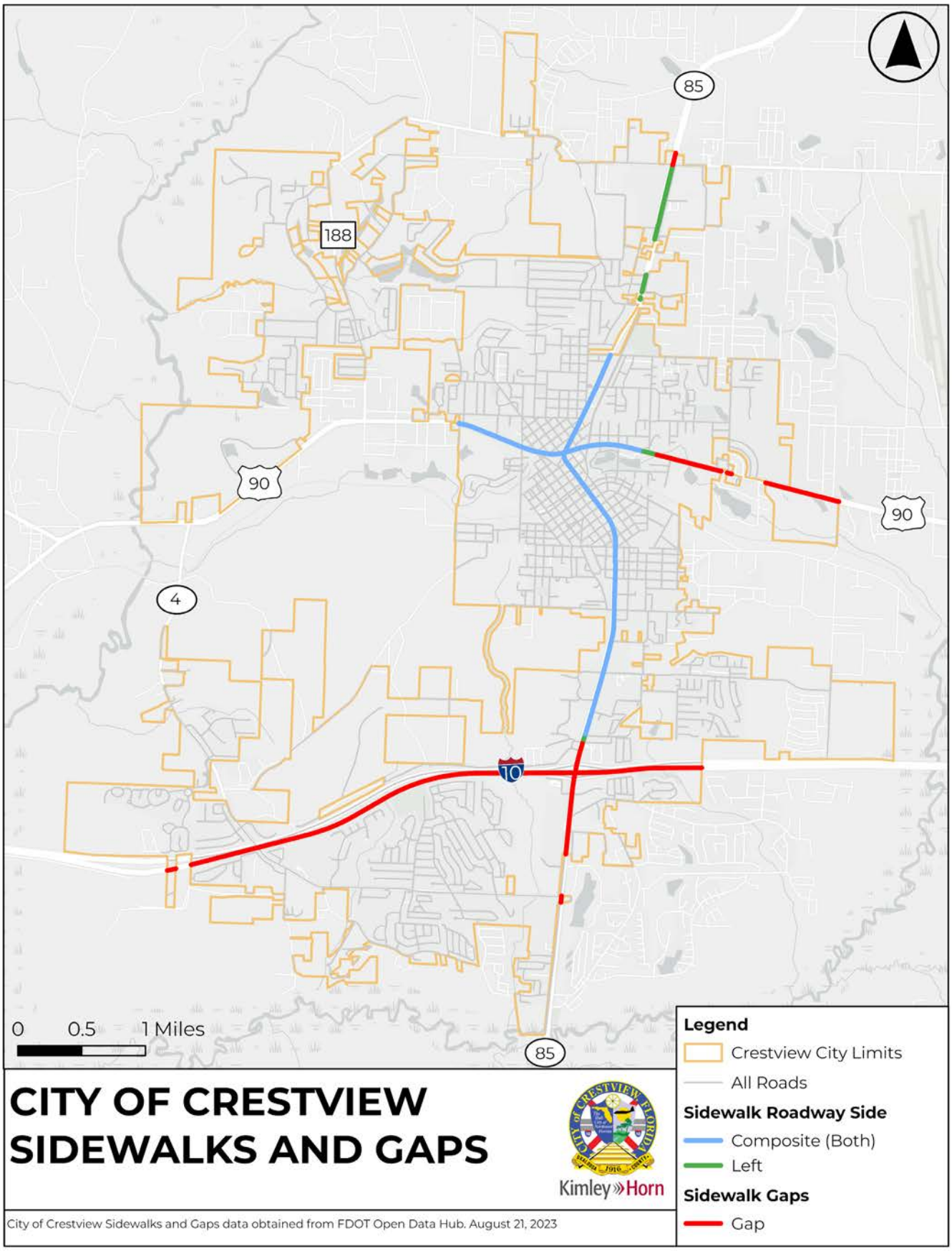
## 2.3 Pedestrian Facilities

The Okaloosa-Walton TPO Mobility Profile (2019) shows data on the mobility within each county. With a 54% pedestrian facility coverage in urban areas within the TPO, Crestview contributes by offering on and off-road facilities for pedestrian travel. Paved shoulders, bike lanes, sidewalks, and bicyclist-pedestrian shared paths are accessible within the City of Crestview.

### 2.3.1 Sidewalks

FDOT contains an inventory of sidewalks in the Okaloosa-Walton TPO and within the City. The FDOT sidewalk classifications are broken down into four categories based on the sidewalk location and type: left, right, composite (both sides of the road), and gap. The urban minor arterials and urban principal arterials (other) contain composite, gap, and left sidewalks. The major collectors in the city limits contain sidewalk gaps, and the City of Crestview has no right sidewalks. The Sidewalks and Gaps map of the City of Crestview shows the sidewalk facilities and their gaps within the city limits.

[4] *City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida , 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*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CITY OF CRESTVIEW
SIDEWALKS AND GAPS
Kimley»Horn
City of Crestview Sidewalks and Gaps data obtained from FDOT Open Data Hub. August 21, 2023
Legend
Crestview City Limits
All Roads
Sidewalk Roadway Side
Composite (Both)
Left
Sidewalk Gaps
Gap

Sidewalks contribute to a portion of the pedestrian facilities in the downtown area of Crestview. Mainly confined to the northern portion of downtown, the sidewalks range in size anywhere from three to four feet, which is narrow for all users. ADA compliance requires a 36-inch unobstructed width to be maintained for all public sidewalks. Downtown Crestview has a Walk Score ranging from 60 to 70 compared to the City's average of 17 out of 100. Walk Score is a website that measures walkability of an area based on a multitude of factors. These factors include quantity of pedestrian facilities available, density, and proximity within walking distance. Scores 0-46 are typically considered car-dependent, 50-69 are considered somewhat walkable, 70-89 are very walkable, and 90-100 is considered extremely walkable.[5]

In 2022, the City put out a Request for Proposal (RFP) for sidewalk installation. The City is actively taking proposals to improve the existing sidewalk network throughout the City in areas of need. The City also released an invitation to bid in February 2023 for the project that consists of roadway, sidewalk, and streetscape improvements along six blocks of main street. The improvements would be between US Hwy 90 and Industrial Drive, including portions of adjacent streets.

### 2.3.2 Pedestrian Level of Traffic Stress (PLTS)

Pedestrian level of traffic stress is a measure that quantifies the level of discomfort that people feel when they walk alongside a road within the roadway right-of-way. PLTS uses six characteristics that assess pedestrians' perceptions of the roadways or nearby environment. The study characteristics are existence of a sidewalk, sidewalk continuity, sidewalk width, posted speed, lateral separation of pedestrians from vehicular travel lanes, and presence of vertical separation. The different levels of PLTS are listed as follows:

**PLTS 1:** The level suitable for all users. This includes teenagers travelling alone, the elderly, and people using a wheeled mobility device. People generally feel safe and comfortable on the pedestrian facility and all users are willing to use the facility.

**PLTS 2:** The level where all users can use the facility. Most users are willing to use the facility.

**PLTS 3:** The level where some users are willing to use the facility. Others may only use the facility when there are limited route and mode choices available.

**PLTS 4:** The facility is difficult or impassible by a wheeled mobility devices or users with other limitations in their movement. Mostly used by users with limited route and mode choice.

[5] *City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida , 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*

Table 2.3.2 Existing Pedestrian Level of Traffic Stress (LTS)

| | | | | | Existing Conditions (2022) | | | |
|---|---|---|---|---|---|---|---|---|
| Roadway | Segment | Functional Class | Type | Area | Continuous Sidewalk Present? | Posted Speed | Separation? If so, is there Vertical Separation? | LTS |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | No | 45 | - | 4 |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Suburban Commercial | No | 45 | - | 4 |
| SR 85 | Mirage Ave to E Walnut Rd | Principal Arterial | Divided | Suburban Commercial | Yes | 45 | Yes, Yes | 2 |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | Yes | 35 | Yes, Yes | 1 |
| SR 85 | Garden St to Old Bethel Rd/ Airport Rd | Principal Arterial | Divided | Suburban Commercial | Yes | 45 | Yes, Yes | 2 |
| US 90 | Mayo Trail to City Limits | Minor Arterial | Divided | Urban General | No | 45 | - | 4 |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | No | 35 | - | 4 |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | No | 35 | - | 4 |

## 2.4 Bicycle Facilities

### 2.4.1 Bicycle Facilities and Level of Traffic Stress (BLTS)

Bicycle level of traffic stress (BLTS) is a performance measure that quantifies discomfort that people feel when they bicycle close to traffic. BLTS uses five characteristics to assess bicyclist's perceptions of the roadway environment. The characteristics are bicycle facility type, bicycle facility width, posted speed, separation from traffic, and AADT. The different levels of BLTS are listed as follows:

**BLTS 1:** The level that most children use confidently.

**BLTS 2:** The level tolerated by most adults.

**BLTS 3:** The level tolerated by confident cyclists. The cyclists still prefer having their own dedicated space for riding.

**BLTS 4:** The level tolerated only by those with limited route or mode choice. Cycling enthusiasts choose to ride under stressful conditions.

### Table 2.4.1 Existing Cycling Level of Traffic Stress (LTS)

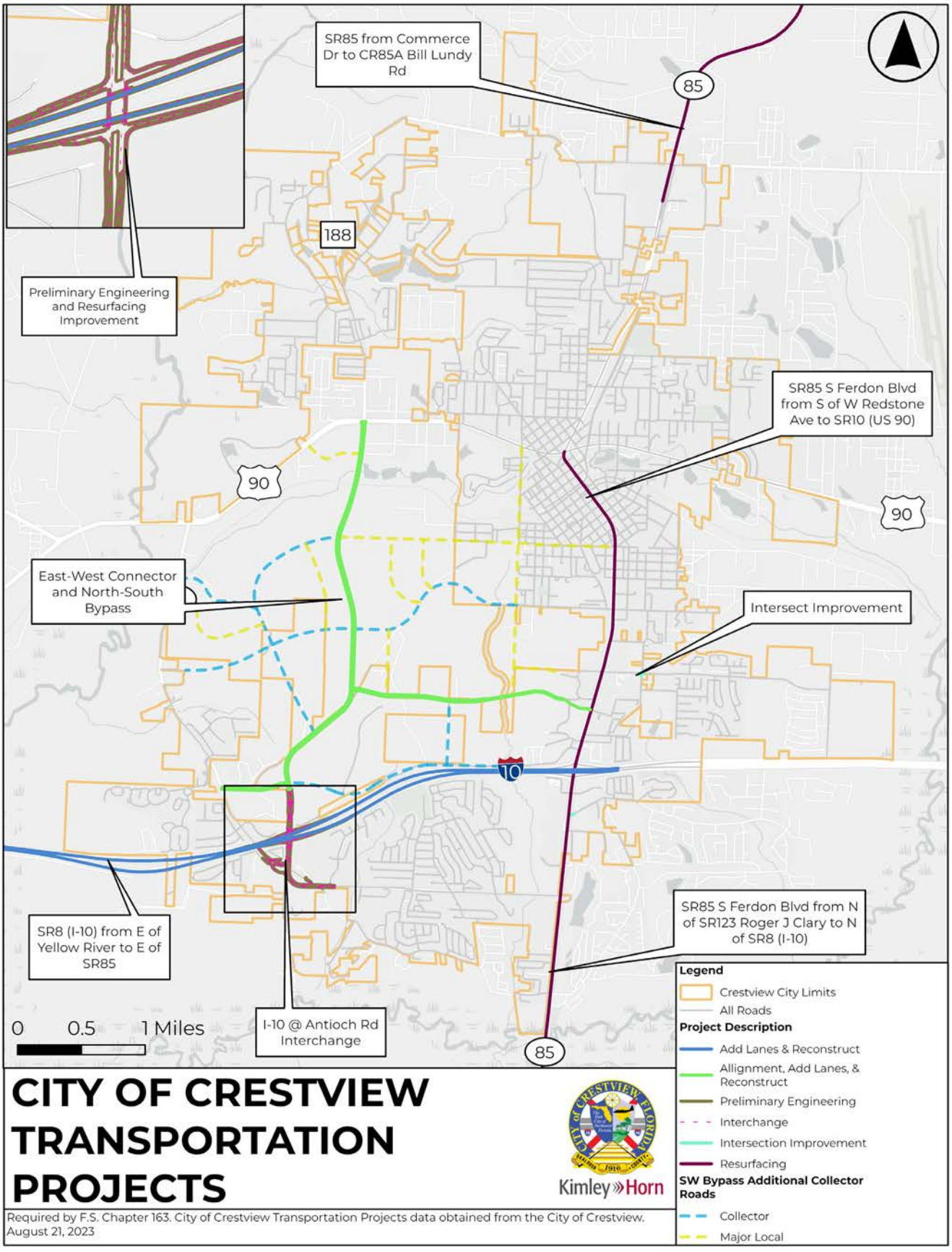
| | | | | | Existing Conditions (2023) | | |
|---|---|---|---|---|---|---|---|
| Roadway | Segment | Functional Class | Type | Area | Type of Bicycle Facility Present | Posted Speed | LTS |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | Bicycle Lane | 45 | 4 |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Suburban Commercial | None | 45 | 4 |
| SR 85 | Mirage Ave to E Walnut Ave | Principal Arterial | Divided | Suburban Commercial | None | 45 | 4 |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | None | 35 | 4 |
| SR 85 | Garden St to Old Bethel Rd/Airport Rd | Principal Arterial | Divided | Suburban Commercial | None | 45 | 4 |
| US 90 | Mayor Trail to City Limits | Minor Arterial | Divided | Urban General | None | 45 | 4 |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | None | 35 | 4 |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | None | 35 | 4 |

## 2.5 Public Transit

According to the 2020 Comprehensive Plan, there is no mass transit system within the City of Crestview. The Emerald Coast Rider (EC Rider) is a transit service that operates within Okaloosa County and includes one stop in Crestview. The EC Rider Express Route 14 connects downtown Crestview City Hall, to Uptown Station in Fort Walton Beach.[6] Route 14 also includes a stop at the VA Clinic – Eglin Pkwy N Eglin Air Force Base (AFB).

Okaloosa County entered into an agreement with Crestview, Destin, Fort Walton Beach, Mary Esther, Niceville, Cinco Bayou, Laurel Hill, Valparaiso, and Shalimar, referred to as "Municipalities," to establish an Okaloosa County Public Transit Cooperative. Chapter 125, Subsection 125.01(f) of the F.S. authorizes the County to provide public transportation service. This agreement joins Okaloosa County and the Municipalities to provide public transit services that will serve both incorporated and unincorporated areas within Okaloosa County. In this agreement, Okaloosa County has been designated as the Community Transportation Coordinator to receive state and federal transit funds. The Transportation Projects Map shows the location of existing and proposed transportation systems/projects.

*[6]City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida, 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*


SR85 from Commerce Dr to CR85A Bill Lundy Rd
Preliminary Engineering and Resurfacing Improvement
SR85 S Ferdon Blvd from S of W Redstone Ave to SR10 (US 90)
East-West Connector and North-South Bypass
Intersect Improvement
SR8 (I-10) from E of Yellow River to E of SR85
I-10 @ Antioch Rd Interchange
SR85 S Ferdon Blvd from N of SR123 Roger J Clary to N of SR8 (I-10)
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Crestview City Limits
All Roads
Project Description
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Allignment, Add Lanes, & Reconstruct
Preliminary Engineering
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Intersection Improvement
Resurfacing
SW Bypass Additional Collector Roads
Collector
Major Local
CITY OF CRESTVIEW TRANSPORTATION PROJECTS
Kimley»Horn
Required by F.S. Chapter 163. City of Crestview Transportation Projects data obtained from the City of Crestview.
August 21, 2023

## 2.6 Okaloosa-Walton Transportation Planning Organization (TPO)

The Okaloosa-Walton TPO is a local, intergovernmental transportation policy board that serves both counties. The Okaloosa-Walton TPO is required by state and federal law to establish cooperative, comprehensive, and continuing planning processes to increase safety, security, accessibility, mobility, and connectivity for people and goods. Crestview falls in the Okaloosa-Walton TPO service area. FDOT's Mobility Measures Program provides all 27 of Florida's Metropolitan Planning Organizations (MPOs) with valuable information on performance measures. Each MPO will receive reports on ten measures, six annually and four biennially. The measures cover the entire MPO boundary as well as the urbanized area and counties within the MPO. Table 2.6 below shows the reports for Okaloosa-Walton TPO compared to the Low, Median, and High ranges the State Highway System (SHS) within the MPO boundary. The Mobility Report shows Okaloosa-Walton TPO with a population of 246,800, which falls in the Small-Sized MPO range (population below 360,400). 2019 MPO population was taken from FDOT Forecasting and Trends Office. This office provides population estimates each year based on BEBR population studies. Each Low, Median, and High range will be for the Small-Sized MPO.

### Table 2.6 Okaloosa-Walton TPO State Highway System (SHS) Transportation Data

| Measure | Okaloosa-Walton TPO | Low | Median | High |
|---|---|---|---|---|
| **SHS Vehicle Hours of Delay (Thousands)** | 3.8 | 0.3 | 1.0 | 4.9 |
| **SHS Percent Miles Heavily Congested** | <1% | <1% | <1% | 7% |
| **SHS Vehicle Miles Traveled (Millions)** | 6.5 | 1.6 | 4.3 | 6.6 |
| **SHS Truck Miles Traveled (Thousands)** | 511.4 | 149.6 | 434.2 | 939.8 |
| **Freeway On Time Arrival** | 98% | 88% | 97% | 99% |
| **Freeway Planning Time Index** | 1.11 | 1.11 | 1.14 | 1.35 |

## 2.7 Existing Facilities Deficiencies

There are large portions of sidewalks within the City that need repair. The poor condition of the existing sidewalks is forcing members of the community to use the street as they are not walkable or ADA accessible. This is due to poorly lit, cracked, uneven and missing sidewalk segments in portions of the City.

U.S. 90 and SR 85 are important corridors and regional highways that service the City but create barriers to bicycle and pedestrian connectivity. There are no safe bicycle and pedestrian crossings along U.S. 90 and currently only one safe location on SR 85, which is under the overpass that is over the railroad.

According to the Federal Highway Administration (FHWA) the minimum width for two people to walk together on the same sidewalk is between five to eight feet. In Crestview the widest sidewalks are between three to four feet wide. Many of the narrow sidewalks in the City have obstructions, such as stoops, trees, and utility poles.

The Florida Gulf and Atlantic railroad bisects downtown Crestview. This puts a large strain on connectivity north and south of the railroad.

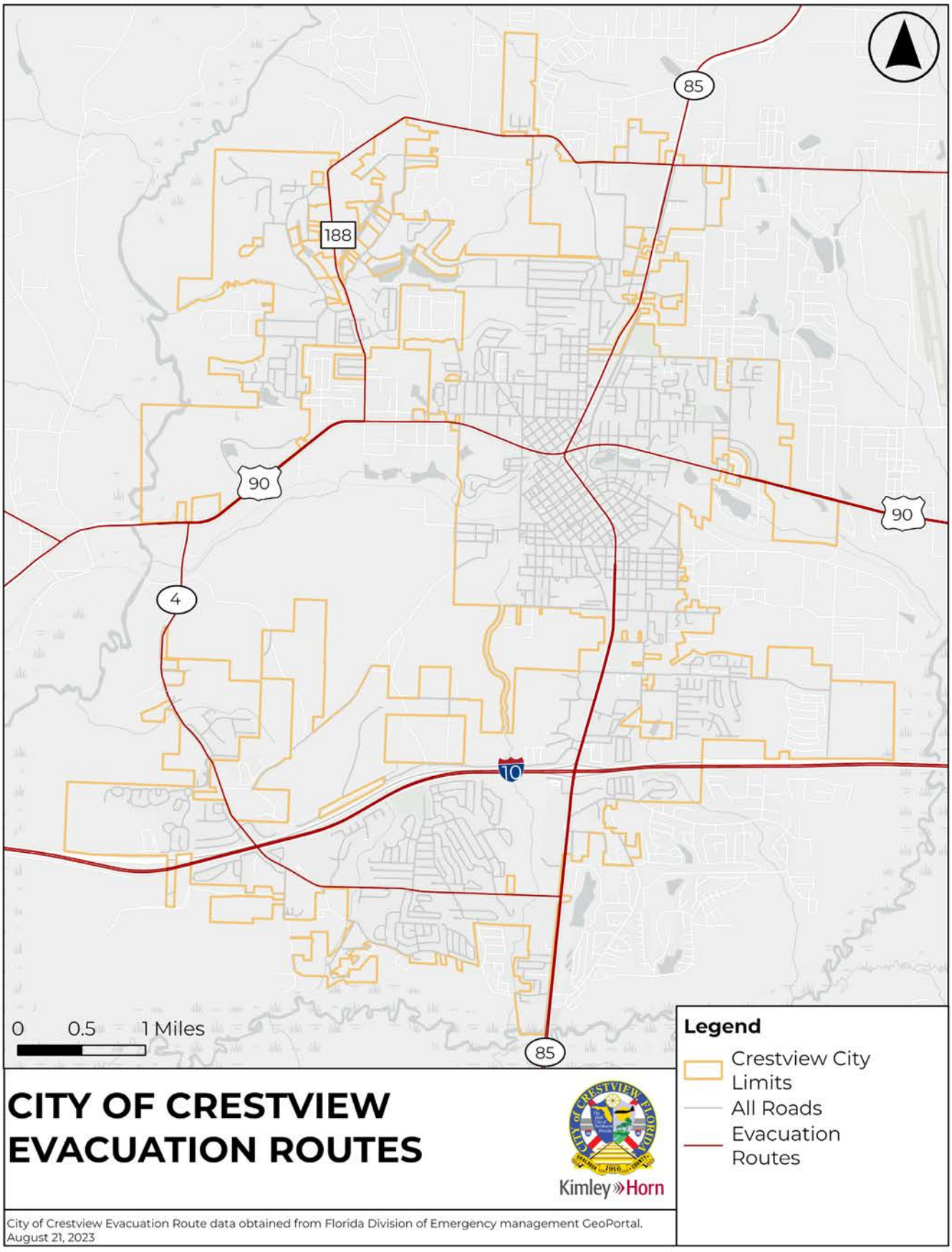
Downtown Crestview does not contain any bikeways. Many bicyclists ride on the sidewalk where it is safer which causes conflicts between users on already narrow and strained sidewalks.[7]

[7] *City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida , 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*

## 2.8 Disaster Route Identification

The Florida Division of Emergency Management's (FDEM's) Florida Disaster Evacuation Zone Map shows that Crestview is not in any recognized evacuation zone. FDEM provides data on evacuation routes in the State of Florida. The evacuation routes that are located within the City of Crestview are listed as followed and shown in the Evacuation Routes Map:

- County Hwy 188 / Old Bethel Rd
- PJ Adams Parkway
- County Hwy 188 / Airport Rd
- State Hwy 85
- I-10
- US Hwy 90
- State Hwy 4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Legend
Crestview City Limits
All Roads
Evacuation Routes
CITY OF CRESTVIEW
EVACUATION ROUTES
Kimley»Horn
City of Crestview Evacuation Route data obtained from Florida Division of Emergency management GeoPortal.
August 21, 2023

## 2.9 Trends

### 2.9.1 Travel Patterns

The U.S Census Bureau provides American Community Survey (ACS) data on the 5-Year estimates for commuting characteristics by sex in Crestview. There were an estimated 12,995 workers approximately 16 years or older in 2021. Of the total amount of workers, only 6.7% (~870 people) worked from home. Of the remaining who travelled to work, 89.2% travelled by car, truck, or van, with 81% of those workers travelling alone. Table 2.9.1 shows the distribution of commuting patterns for employed citizens in Crestview.

#### Table 2.9.1 Commuting Characteristics

| Total Workers 16 years and over | 12,995* |
|---|---|
| **Means of Transportation** | **Estimate** |
| Car, truck, van | 89.2% |
| Public Transportation (excluding taxicab) | 1.3% |
| Walked | 1.7% |
| Bicycle | 0.2% |
| Taxicab, motorcycle, or other means | 0.9% |
| Worked from home | 6.7% |

**Percentages are taken from total amount of workers. Taken from ACS 2021 5-Year Estimates*

### 2.9.2 Population

Based on the Bureau of Economic and Business Research (BEBR), the 2022 population for the City of Crestview was 27,542 while the population of Okaloosa County was 215,751.

Per the 2022 Census population for the City of Crestview and Okaloosa County, population projections were able to be calculated on a city level. Using the Schimberg Florida Clearinghouse projections for the City and County, Table 2.9.2 shows the estimated population projections for 2025-2050.

#### Table 2.9.2 Population Projections

| Year | Okaloosa County Population Projections | Crestview Population Projections |
|---|---|---|
| **2025** | 223,601 | 29,372 |
| **2030** | 233,803 | 31,401 |
| **2035** | 241,900 | 33,061 |
| **2040** | 248,900 | 34,545 |
| **2045** | 254,796 | 35,830 |
| **2050** | 260,003 | 36,992 |

### 2.9.3 Historic Traffic Volumes

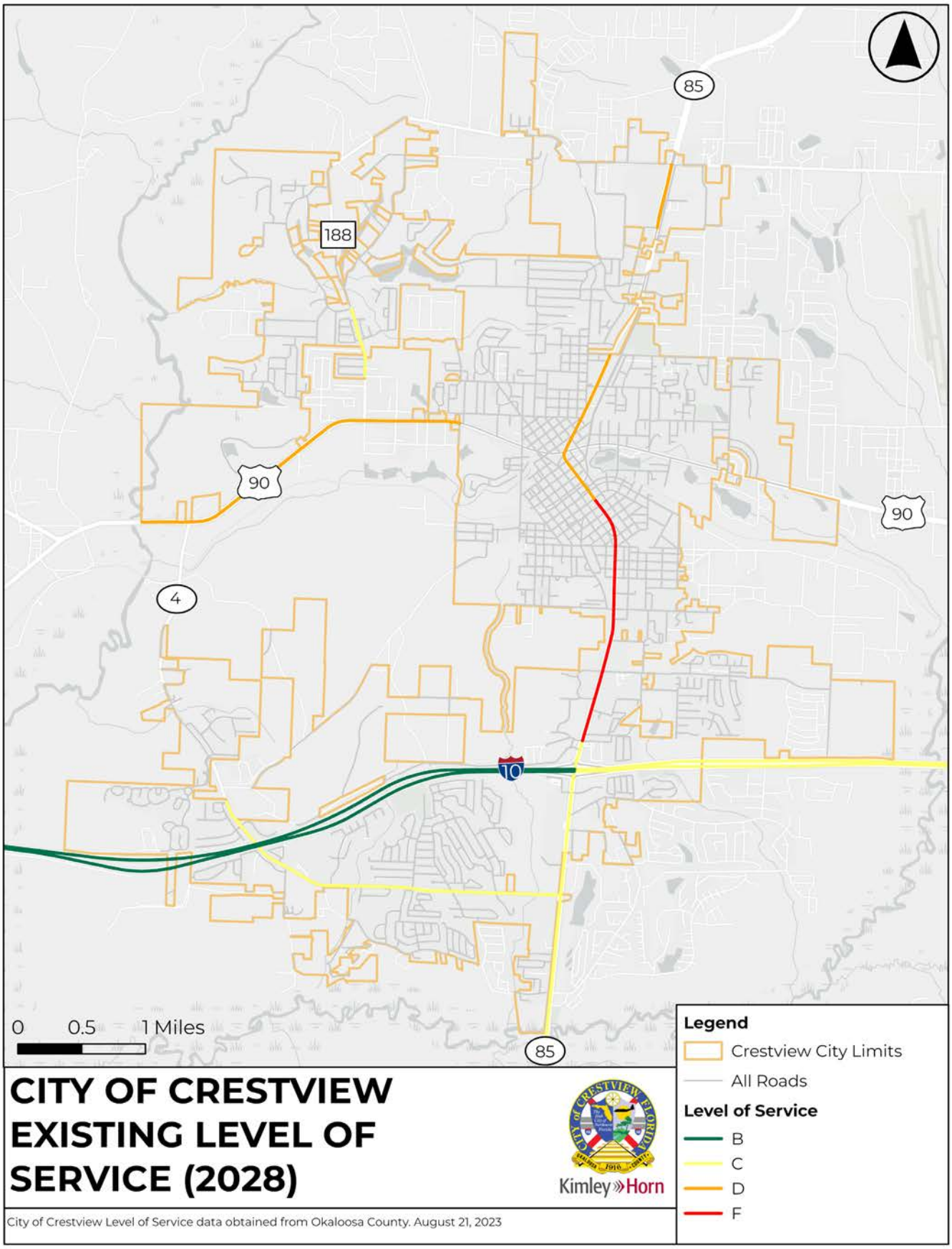
FDOT provides historic traffic volumes for each district across the State of Florida. Historical traffic volumes are categorized by AADT. Per FDOT Florida Traffic Online (FTO), AADT is the total volume of traffic on a highway segment for one year divided by the number of days in that year. AADT values are a separate process distinct from capacity and LOS analyses.

In the CRA District, traffic counts were collected for major corridors. US 90 and SR 85 contained the highest traffic counts, with an AADT ranging from 13,000 to 40,000.

# 3.0 Future Conditions

The data that was used in these projections was collected from FTO. Existing traffic volumes were determined based on FDOT count stations on each segment. To estimate future traffic volumes a growth rate (based on average annual growth for 2017-2022 at each count station) was applied to the existing volumes for a five year and ten year scenario. The LOS for each road segment in the existing and future scenarios were then estimated using the guidelines from the FDOT 2023 Multimodal Quality/Level of Service Handbook.

Using the same guidelines in the FDOT 2023 Multimodal Quality/Level of Service Handbook, bicycle and pedestrian future LOS was determined after assessing the existing facilities with data gathered from satellite imagery and applicable roadway plans.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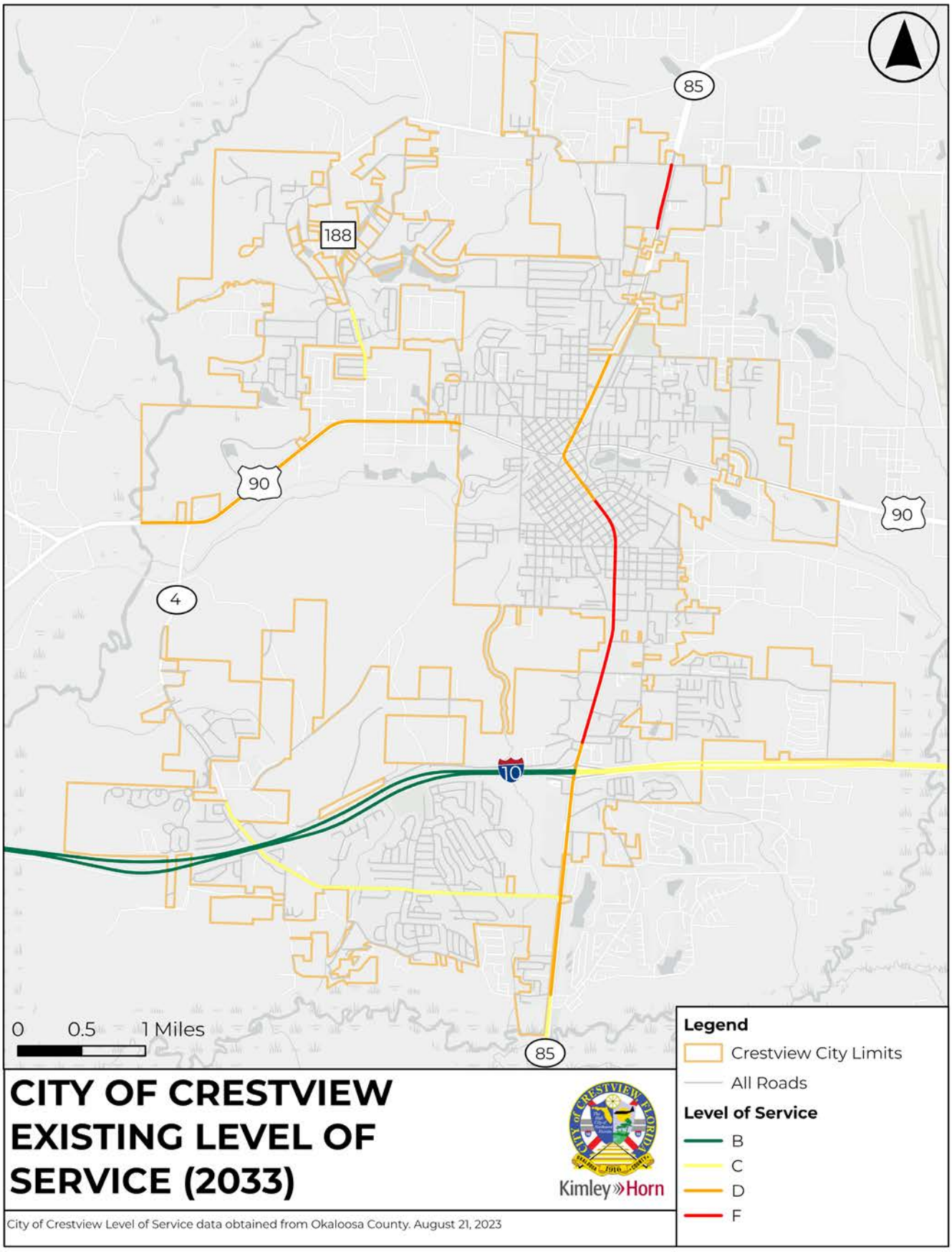
Crestview City Limits
All Roads
Level of Service
B
C
D
F
CITY OF CRESTVIEW
EXISTING LEVEL OF
SERVICE (2028)
Kimley»Horn
City of Crestview Level of Service data obtained from Okaloosa County. August 21, 2023

## Table 3.1.1 Projected Road Segments Level of Service (2028)

| | | | | | Future Conditions (2028) | | |
|---|---|---|---|---|---|---|---|
| Roadway | Segment | Functional Class | Type | Area | Lanes | PK Hr Two-Way Volume (2023) | LOS |
| I-10 | Santa Rosa County line to SR 85 | Principal Arterial | Divided | Rural | 4 | 4,239 | C |
| I-10 | SR 85 to Walton County line | Principal Arterial | Divided | Transitioning | 4 | 2,541 | B |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | 6 | 3,283 | C[2] |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Commercial Suburban | 6 | 4,122 | C[2] |
| SR 85 | Mirage Ave to E Walnut Ave | Principal Arterial | Divided | Suburban Commercial | 4 | 3,450 | F |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | 4 | 2,515 | D |
| SR 85 | Garden St to Old Bethel Rd/Airport Rd | Principal Arterial | Divided | Suburban Commercial | 4 | 2,855 | D |
| US 90 | Mayo Trail to City Limits | Minor Arterial | Divided | Urban General | 4 | 2,532 | D |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | 2 | 999 | C |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | 4 | 1,937 | C[3] |

*Based on Historical AADT growth at FDOT count station*
*[2]Takes into account widening to 6-lanes.*
*[3]Takes into account widening to 4-lanes.*


85
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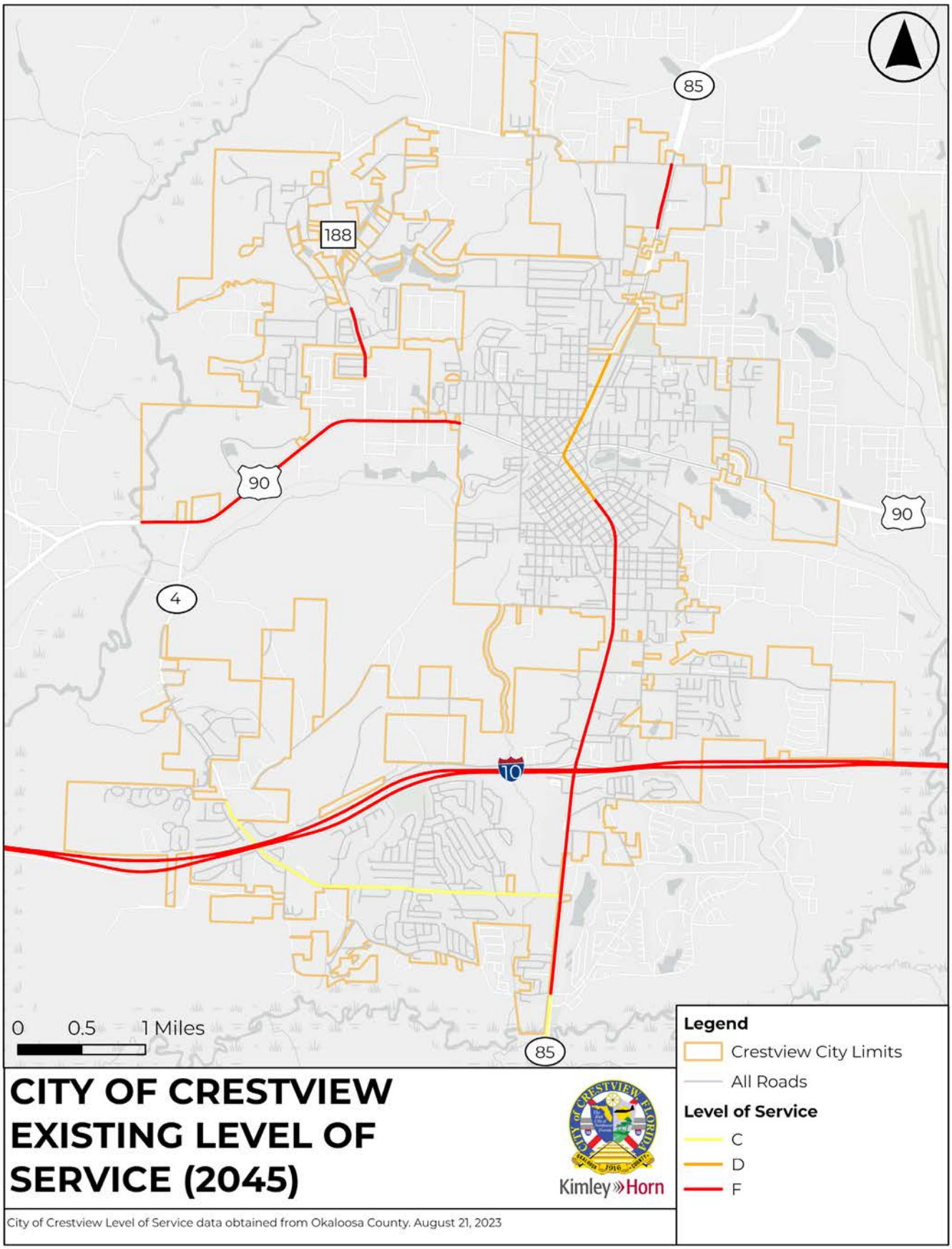
0 0.5 1 Miles
Legend
Crestview City Limits
All Roads
Level of Service
B
C
D
F
CITY OF CRESTVIEW
EXISTING LEVEL OF
SERVICE (2033)
Kimley»Horn
City of Crestview Level of Service data obtained from Okaloosa County. August 21, 2023

## Table 3.1.2 Projected Roadway Segments Level of Service (2033)

| | | | | | Future Conditions (2033) | | |
|---|---|---|---|---|---|---|---|
| Roadway | Segment | Functional Class | Type | Area | Lanes | PK Hr Two-Way Volume (2023) | LOS |
| I-10 | Santa Rosa County line to SR 85 | Principal Arterial | Divided | Rural | 4 | 5,040 | C |
| I-10 | SR 85 to Walton County line | Principal Arterial | Divided | Transitioning | 4 | 3,192 | B |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | 6 | 3,451 | C[2] |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Commercial Suburban | 6 | 4,332 | D[2] |
| SR 85 | Mirage Ave to E Walnut Ave | Principal Arterial | Divided | Suburban Commercial | 4 | 3,626 | F |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | 4 | 2,643 | D |
| SR 85 | Garden St to Old Bethel Rd/Airport Rd | Principal Arterial | Divided | Suburban Commercial | 4 | 3,838 | F |
| US 90 | Mayo Trail to City Limits | Minor Arterial | Divided | Urban General | 4 | 2,971 | D |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | 2 | 1,334 | C |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | 4 | 2,103 | C[3] |

*Based on Historical AADT growth at FDOT count station*
*[2]Takes into account widening to 6-lanes.*
*[3]Takes into account widening to 4-lanes.*


85
188
90
90
4
10
85
0 0.5 1 Miles
Legend
Crestview City Limits
All Roads
Level of Service
C
D
F
CITY OF CRESTVIEW
EXISTING LEVEL OF
SERVICE (2045)
Kimley»Horn
City of Crestview Level of Service data obtained from Okaloosa County. August 21, 2023

## Table 3.1.3 Projected Roadway Segments Level of Service (2045)

| | | | | | Future Conditions (2045) | | |
|---|---|---|---|---|---|---|---|
| Roadway | Segment | Functional Class | Type | Area | Lanes | PK Hr Two-Way Volume (2023) | LOS |
| I-10 | Santa Rosa County line to SR 85 | Principal Arterial | Divided | Rural | 4 | 7,633 | F |
| I-10 | SR 85 to Walton County line | Principal Arterial | Divided | Transitioning | 4 | 5,520 | F |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | 6 | 3,888 | C[2] |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Commercial Suburban | 6 | 4,882 | F[2] |
| SR 85 | Mirage Ave to E Walnut Ave | Principal Arterial | Divided | Suburban Commercial | 4 | 4,086 | F |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | 4 | 2,978 | D |
| SR 85 | Garden St to Old Bethel Rd/Airport Rd | Principal Arterial | Divided | Suburban Commercial | 4 | 7,811 | F |
| US 90 | Mayo Trail to City Limits | Minor Arterial | Divided | Urban General | 4 | 4,362 | F |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | 2 | 2,666 | F |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | 4 | 2,563 | C[3] |

*Based on Historical AADT growth at FDOT count station*
*[2]Takes into account widening to 6-lanes.*
*[3]Takes into account widening to 4-lanes.*

## 3.2 Future Pedestrian Level of Traffic Stress (LTS)

### Table 3.2.1 Projected Pedestrian Level of Traffic Stress (2028)

| | | | | | Future Conditions (2028) | | | |
|---|---|---|---|---|---|---|---|---|
| Roadway | Segment | Functional Class | Type | Area | Continuous Sidewalk Present? | Posted Speed | Separation? If so, is there Vertical Separation? | LTS |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | Yes | 45 | Yes, Yes | 2 |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Suburban Commercial | Yes | 45 | Yes, Yes | 2 |
| SR 85 | Mirage Ave to E Walnut Rd | Principal Arterial | Divided | Suburban Commercial | Yes | 45 | Yes, Yes | 2 |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | Yes | 35 | Yes, Yes | 1 |
| SR 85 | Garden St to Old Bethel Rd/Airport Rd | Principal Arterial | Divided | Suburban Commercial | Yes | 45 | Yes, Yes | 2 |
| US 90 | Mayo Trail to City Limits | Minor Arterial | Divided | Urban General | No | 45 | - | 4 |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | No | 35 | - | 4 |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | Yes | 35 | Yes, Yes | 1 |

Table 3.2.2 Projected Pedestrian Level of Traffic Stress (2033)

| | | | | | Future Conditions (2033) | | | |
|---|---|---|---|---|---|---|---|---|
| Roadway | Segment | Functional Class | Type | Area | Continuous Sidewalk Present? | Posted Speed | Separation? If so, is there Vertical Separation? | LTS |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | Yes | 45 | Yes, Yes | 2 |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Suburban Commercial | Yes | 45 | Yes, Yes | 2 |
| SR 85 | Mirage Ave to E Walnut Rd | Principal Arterial | Divided | Suburban Commercial | Yes | 45 | Yes, Yes | 2 |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | Yes | 35 | Yes, Yes | 1 |
| SR 85 | Garden St to Old Bethel Rd/Airport Rd | Principal Arterial | Divided | Suburban Commercial | Yes | 45 | Yes, Yes | 2 |
| US 90 | Mayo Trail to City Limits | Minor Arterial | Divided | Urban General | No | 45 | - | 4 |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | No | 35 | - | 4 |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | Yes | 35 | Yes, Yes | 1 |

Table 3.2.3 Projected Pedestrian Level of Traffic Stress (2045)

| | | | | | Future Conditions (2045) | | | |
|---|---|---|---|---|---|---|---|---|
| Roadway | Segment | Functional Class | Type | Area | Continuous Sidewalk Present? | Posted Speed | Separation? If so, is there Vertical Separation? | LTS |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | Yes | 45 | Yes, Yes | 2 |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Suburban Commercial | Yes | 45 | Yes, Yes | 2 |
| SR 85 | Mirage Ave to E Walnut Rd | Principal Arterial | Divided | Suburban Commercial | Yes | 45 | Yes, Yes | 2 |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | Yes | 35 | Yes, Yes | 1 |
| SR 85 | Garden St to Old Bethel Rd/Airport Rd | Principal Arterial | Divided | Suburban Commercial | Yes | 45 | Yes, Yes | 2 |
| US 90 | Mayo Trail to City Limits | Minor Arterial | Divided | Urban General | No | 45 | - | 4 |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | No | 35 | - | 4 |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | Yes | 35 | Yes, Yes | 1 |

## 3.3 Future Bicycle Level of Traffic Stress (LTS)

### Table 3.3.1 Projected Cycling Level of Traffic Stress (2028)

| | | | | | Future Conditions (2028) | | |
|---|---|---|---|---|---|---|---|
| Roadway | Segment | Functional Class | Type | Area | Type of Bicycle Facility Present | Posted Speed | LTS |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | Bicycle Lane | 45 | 4 |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Suburban Commercial | Bicycle Lane | 45 | 4 |
| SR 85 | Mirage Ave to E Walnut Ave | Principal Arterial | Divided | Suburban Commercial | None | 45 | 4 |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | None | 35 | 4 |
| SR 85 | Garden St to Old Bethel Rd/Airport Rd | Principal Arterial | Divided | Suburban Commercial | None | 45 | 4 |
| US 90 | Mayor Trail to City Limits | Minor Arterial | Divided | Urban General | None | 45 | 4 |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | None | 35 | 4 |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | Bicycle Lane | 35 | 3 |

### Table 3.3.2 Projected Cycling Level of Traffic Stress (2033)

| | | | | | Future Conditions (2033) | | |
|---|---|---|---|---|---|---|---|
| Roadway | Segment | Functional Class | Type | Area | Type of Bicycle Facility Present | Posted Speed | LTS |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | Bicycle Lane | 45 | 4 |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Suburban Commercial | Bicycle Lane | 45 | 4 |
| SR 85 | Mirage Ave to E Walnut Ave | Principal Arterial | Divided | Suburban Commercial | None | 45 | 4 |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | None | 35 | 4 |
| SR 85 | Garden St to Old Bethel Rd/Airport Rd | Principal Arterial | Divided | Suburban Commercial | None | 45 | 4 |
| US 90 | Mayor Trail to City Limits | Minor Arterial | Divided | Urban General | None | 45 | 4 |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | None | 35 | 4 |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | Bicycle Lane | 35 | 3 |

Table 3.3.3 Projected Cycling Level of Traffic Stress (2045)

| City of Crestview Bicycle Level of Traffic Stress (LTS) | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | | | Future Conditions (2045) | | |
| Roadway | Segment | Functional Class | Type | Area | Type of Bicycle Facility Present | Posted Speed | LTS |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | Bicycle Lane | 45 | 4 |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Suburban Commercial | Bicycle Lane | 45 | 4 |
| SR 85 | Mirage Ave to E Walnut Ave | Principal Arterial | Divided | Suburban Commercial | None | 45 | 4 |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | None | 35 | 4 |
| SR 85 | Garden St to Old Bethel Rd/Airport Rd | Principal Arterial | Divided | Suburban Commercial | None | 45 | 4 |
| US 90 | Mayor Trail to City Limits | Minor Arterial | Divided | Urban General | None | 45 | 4 |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | None | 35 | 4 |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | Bicycle Lane | 35 | 3 |

## 3.4 Planned Improvements

### 3.4.1 Okaloosa-Walton TPO Transportation Improvement Program

The Transportation Improvement Program (TIP) provides a project listing that reflects the needs and desires of the TPO Study Area. The TIP is developed by the Okaloosa-Walton TPO in conjunction with FDOT and local governments within the TPO region. The agencies involved provide Okaloosa-Walton TPO with estimates of available federal and state funds to be used in development of the financial plan. The TIP is a five-year plan for transportation improvements containing information about the type of work to be completed. This can include project phasing, estimated costs, and funding sources for all projects within Okaloosa-Walton TPO.

Table 3.4.1 shows four selected projects from the Okaloosa-Walton TPO that directly impact traffic and LOS in the City of Crestview. Additional projects can be found in the complete TIP document.

#### Table 3.4.1 Okaloosa-Walton TPO Transportation Improvements

| Project Name | | 2019/21 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | Total |
|---|---|---|---|---|---|---|---|
| **LF – Local Funds** | | | | | | | |
| 4381391 | Crestview Bypass NW | $750,196 | $0 | $0 | $0 | $0 | $750,196 |
| 4381392 | PJ Adams/Antioch Rd – Crestview SW | $0 | $0 | $0 | $1,200,000 | $0 | $1,200,000 |
| **SL – STP, Areas <= 200K** | | | | | | | |
| 4381392 | PJ Adams/Antioch Rd – Crestview SW | $0 | $0 | $0 | $1,320,000 | $0 | $1,320,000 |
| **TRWR – 2015 SB2514A – TRAN REG INCT PRG** | | | | | | | |
| 4381391 | Crestview Bypass NW | $750,196 | $0 | $0 | $0 | $0 | $750,196 |

*Taken from the Okaloosa-Walton TPO Transportation Improvement Program FY2019/2020 – 2023/2024*

### 3.4.2 Roadway Improvements

Traffic improvements help Crestview address issues that will improve intersection safety and parking to accommodate all roadway users. The Crestview FY 2022 Budget outlines some of the components of the Capital Improvement Plan (CIP). The City is responsible for overseeing and maintaining north of 140 miles of roads, streets, and alleys. On a rotating 25-year cycle, the City will repave all streets. The City will repave streets on a needed basis to maintain adequate drivable surfaces. Table 3.4.2 shows the Street CIP budget from FY 2023 over the next five years, including 2023.

| 5 Year Capital Improvement Schedule General Fund | | | | | |
|---|---|---|---|---|---|
| Fiscal Year | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
| **Street CIP Budget** | **$5,787,075** | **$888,200** | **$1,200,000** | **$900,000** | **$900,000** |

*Data and budget numbers taken from FY2023 Operational Budget.*

### *3.4.2.1 Northwest Crestview Bypass*

This project is a multi-phase process to determine alignment of the NW segment of the Crestview Bypass. The purpose of the NW Crestview Bypass is to provide an alternative to SR 85, provide a NW bypass around Crestview, and connect to the SW Bypass. This project is currently in the Planning Phase. Table 3.4.2.1 shows the timeline for the remaining phases of the project.

*Table 3.4.2.1 Northwest Crestview Bypass Projected Project Timeline*

| Phase | Time Frame |
|---|---|
| **Planning Phase** | **Now** |
| **Project Development and Environment (PD&E) Study** | **2026-2030*** |
| **Design and Right-of-Way** | **2031-2035*** |
| **Construction** | **2035-2045*** |

*Taken from Okaloosa County Northwest Crestview Bypass webpage.*
**Timeframes are based on the Okaloosa-Walton TPO 2045 Long-Range Transportation Plan (LRTP)*

### *3.4.2.2 I-10 Antioch Road PD&E Study*

The purpose of this PD&E Study is to improve regional mobility and accessibility in conjunction with the Crestview Bypass. Additionally, this study aims to relieve traffic congestion on the heavily trafficked SR 85 and its existing interchange with I-10, which happens to be the only I-10 access within Crestview.

Figure 4 shows the proposed modifications and improvements for downtown Crestview roadways.[8] The Crestview Mobility Plan outlines roadway improvement projects based on the City's priority level. The roadway improvements are part of the Mobility Recommendations the City has planned out to improve their future mobility network.

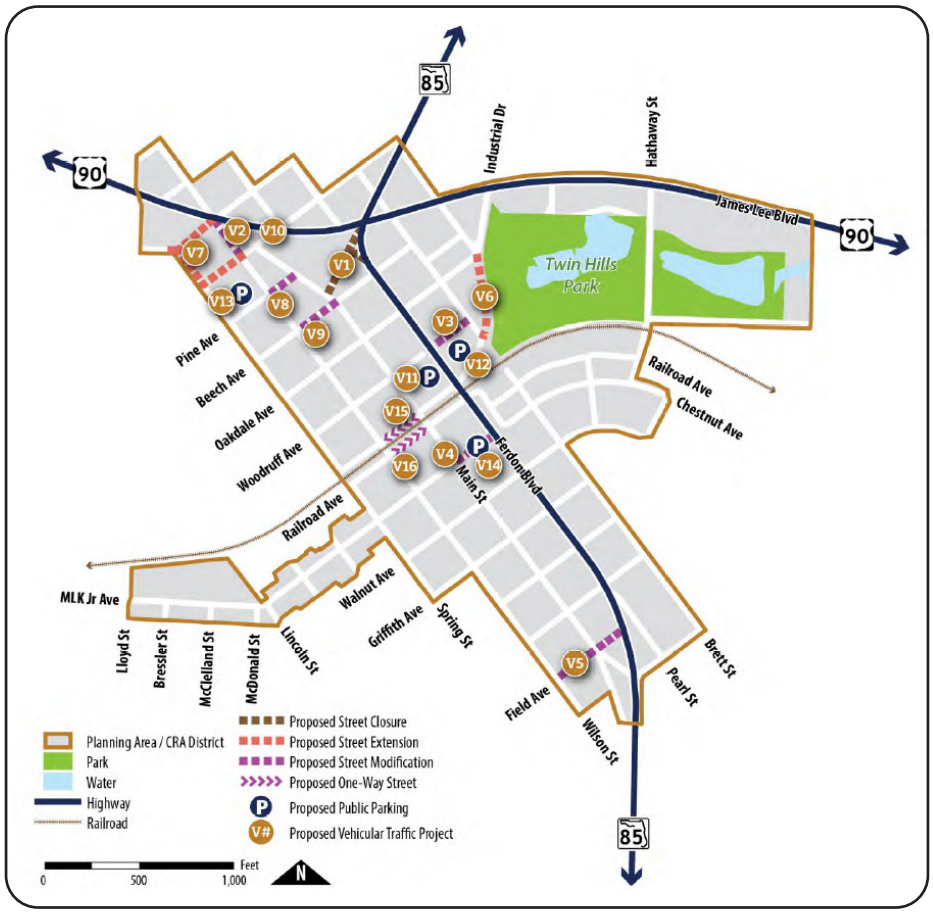



*Figure 4. Proposed Downtown Roadways Projects*
*Image taken from Crestview Mobility Plan 2021.*

*[8] City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida , 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*

*Table 3.4.2.3 Roadway Improvement Projects*

| Project # | Street Name | From | To | Type | Priority | Description |
|---|---|---|---|---|---|---|
| V1 | Courthouse Terrace | US 90 | Main St | Closure | High | Close right-of-way to vehicular traffic and convert into a pedestrian plaza. |
| V2 | Wilson St | US 90 | Cedar Ave | Modification | Low | Realign to remove from the six-way intersection with U.S. 90, Main Street, and Hickory Avenue. |
| V3 | Woodruff Ave | SR 85 | Brett St | Modification | Low | Merge right-of-way with the proposed public parking lot along Industrial Drive and east of SR 85. |
| V4 | Chestnut Ave | SR 85 | Main St | Modification | Low | Convert right-of-way into parking area connected to the adjacent private properties. |
| V5 | Field Ave | SR 85 | Wilson St | Modification | Low | Modify to remove major intersections with SR 85 and Main Street. |
| V6 | Industrial Dr | Brett St | McCaskill St | Extension | Medium | Connect the two segments of Industrial Drive |
| V7 | Hickory Ave/ Cedar Ave/ Spring St | US 90 | Spring St | Extension | Medium | Extend Hickory Avenue, Cedar Avenue, and Spring Street to connect Spring Street to U.S. 90. |
| V9 | Beech Ave | Main St | Wilson St | Modification | High | Convert to two-way street |
| V10 | Cedar Ave | Cedar Ave | US 90 | Intersection Modification | High | Extend curb line along US 90 to end of on-street parking along Cedar Avenue |
| V11 | Industrial Dr | N/A | N/A | Parking | High | Develop public parking along west side of SR 85 overpass between Industrial Drive and Woodruff Avenue. |
| V12 | Industrial Dr | N/A | N/A | Parking | Low | Develop public parking along east side of SR 85 overpass between Industrial Drive and Woodruff Avenue. |
| V13 | Pine Ave | N/A | N/A | Parking | Medium | Develop public parking lot at the northwest quadrant of Pine Avenue and Wilson Street. |
| V14 | Chestnut Ave | SR 85 | Main St | Parking | Medium | Convert right-of-way to parking area |
| V15 | Railroad Ave | Main St | Wilson St | Modification | High | Convert Booker Street from two-way traffic to one-way. |
| V16 | W Railroad Ave | Main St | Wilson St | Modification | High | Convert Railroad Avenue from two-way traffic to one-way |

*Data taken from Crestview Mobility Plan 2021.*

### 3.4.3 Pedestrian Improvements

The Crestview Mobility Plan identifies four projects to improve pedestrian mobility, all with high priority.

### Table 3.4.3 Proposed Pedestrian Improvements Projects

| Project # | Street Name | From | To | Type | Priority | Description |
|---|---|---|---|---|---|---|
| P1 | Martin Luther King Jr. Ave | Lloyd St | Spring St | Sidewalk | High | Develop sidewalks along Martin Luther King Jr Avenue consistent with the Martin Luther King Jr. Character Area. |
| P2 | Chestnut Ave | Main St | Hathaway St | Sidewalk | High | Develop a sidewalk along the north side of Chestnut Avenue connecting Main Street to Hathaway Street. |
| P3 | Main St | Industrial Dr | Railroad Ave | Crosswalk | High | Extend the sidewalk along the east side of Main Street across the railroad, including a safe pedestrian crossing. |
| P4 | Wilson St | Railroad Ave | Railroad Ave | Crosswalk | High | Extend the sidewalk along the west side of Wilson Street across the railroad, including a safe pedestrian crossing. |

*Table 3. Data taken from Crestview Mobility Plan 2021.*

### 3.4.4 Twin Hills Park Connectivity

Establishing a safe and connected bicycle and pedestrian facility network allows for easier access to Twin Hills Parks. Twin Hills Park is located a quarter mile away from downtown and is currently inaccessible via bicycle or pedestrian facility.[9] The Future Mobility Network establishes three bicycle and pedestrian connections between Main St. and Twin Hills Park. Figure 5 shows the proposed enhancements.

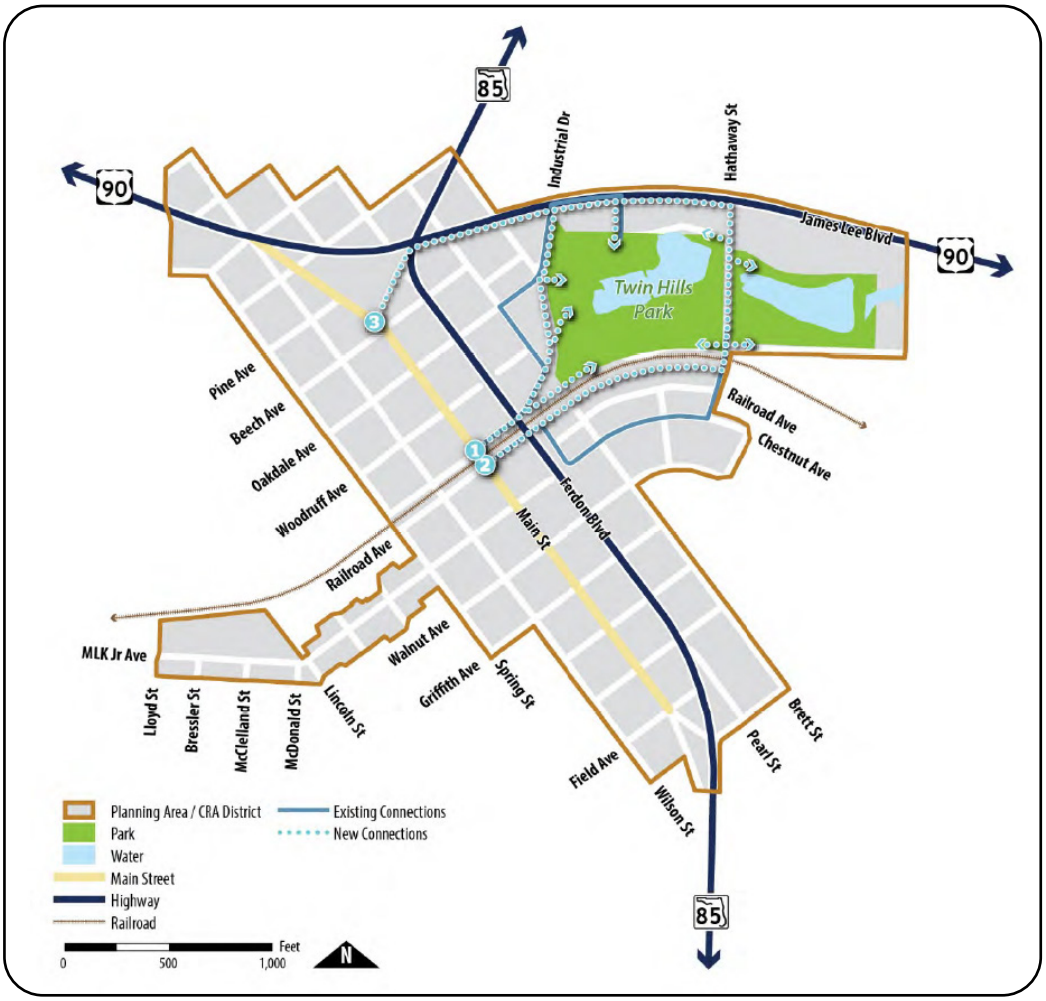



*Figure 5. Proposed Twin Hills Park Connectivity Project*
*Image taken from Crestview Mobility Plan 2021.*

[9] *City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida , 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*

### 3.4.5 Bicycle Improvements

The City of Crestview recommends three types of bicycle facilities to help improve their network: multi-use paths, bicycle lanes, and sharrows. Figure 6 shows the proposed bicycle facilities in downtown.[10]

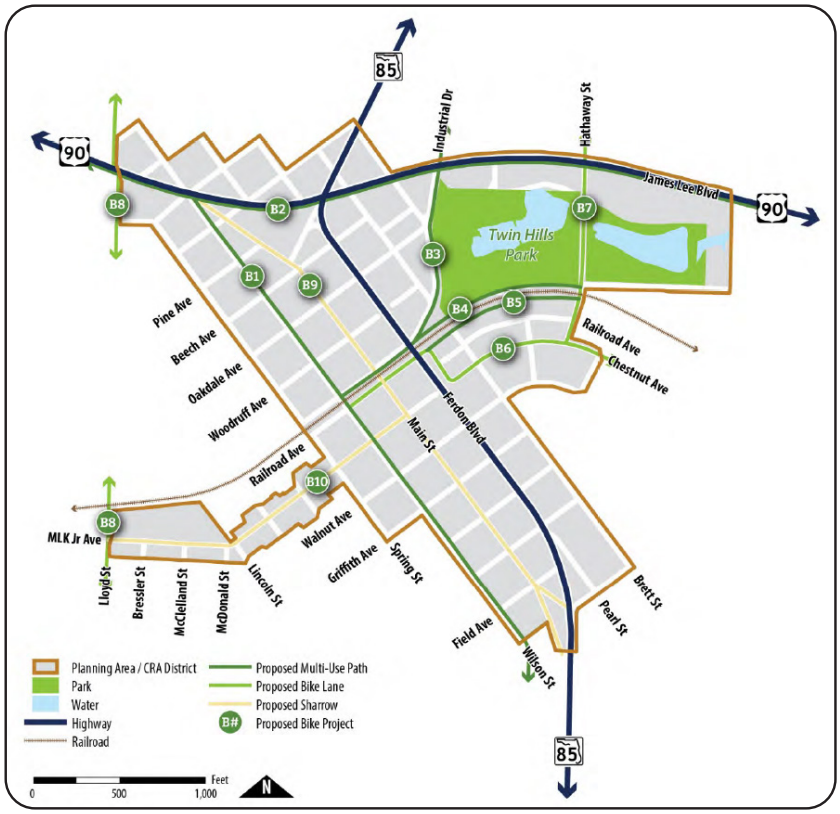



*Figure 6. Proposed Bicycle Improvements Downtown*
*Image taken from Crestview Mobility Plan 2021.*

### 3.4.6 Transit Improvements

The Okaloosa County Transit Development Plan (2016-2026) hosted a visioning workshop as a part of their Public Involvement Phase, where identified needs were assessed and discussed. One of the needs identified was an adequate transit service to connect Crestview and the northern half of Okaloosa County to the County Courthouse in Fort Walton Beach and to the jobs in the beach area. Steering Committee members were asked to complete a map in which they identified transit trip origins and destinations. Crestview was among the most identified origin and destination.

## 3.5 Land Use Implications

### 3.5.1 Land Use Analysis

Within the City, land use and mobility are linked by the existing transportation network. Parcels along Main Street have been designated for Downtown Mixed Use land use to allow for high-intensity, pedestrian-oriented residential and commercial entertainment.

Different land uses promote a varying level of pedestrian services. Downtown Mixed Use land use generates more activity and traffic requiring improved bicycle and pedestrian facilities. Other uses, such as Low Density Residential, will not require the same level of bicycle and pedestrian facilities as it has less traffic.[11]

[10] *City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida , 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*

[11] *City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida , 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*

## 3.6 Mobility Plan Character Areas

The 2021 Crestview Mobility Plan outlines Downtown Crestview into six designated character areas. Character areas influence the look, feel, and utility of downtown streets. Character areas influence the types of amenities and features that streets will provide for the mobility network. The six character concepts are Bike Connectivity Character Area, Pedestrian Connectivity Character Area, Historic Main Street Character Area, South Main Street Character Area, Wilson Street Character Area, and Martin Luther King Jr. Character Area.

### 3.6.1 Bike Connectivity Character Area

This character area helps identify bicycle corridors to improve downtown connectivity by providing the necessary facilities between Main Street, Twin Hills Park, and the greater Crestview area. Within this character area, key bicycle lanes and streets having various right-of-way widths will be the key features. At minimum, each street should include two-way traffic with ten foot lanes, five (5) foot bike lanes in each direction, and five (5) foot wide sidewalks on both sides. Figure 7 below shows the proposed cross section for this character area.[12]

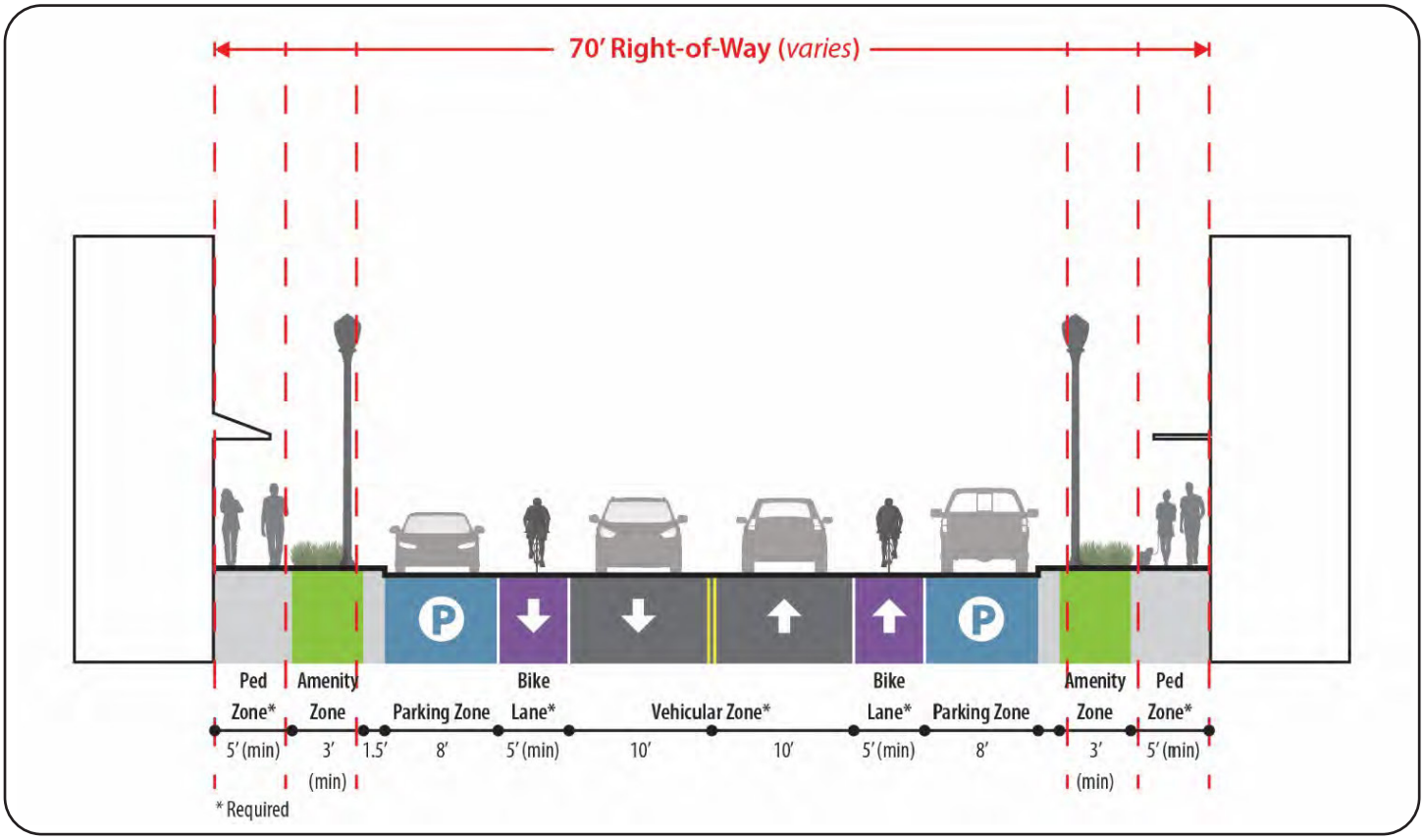



*Figure 7. Proposed Bike Facilities*
*Image taken from Crestview Mobility Plan 2021.*

[12] *City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida , 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*

### 3.6.2 Pedestrian Connectivity Character Area

This character area helps identifies corridors that need a more robust pedestrian experience in Downtown Crestview. This area intends to provide adequate sidewalk widths and pedestrian amenities for a safer, more comfortable, and more enjoyable pedestrian mobility and facilities. Each street in this character area should include two-way traffic with ten (10) foot lanes, six foot sidewalks on each side, and a two foot landscaped Amenity Zone between the Vehicular Zone and Pedestrian Zone. In addition to these standards, the streets in this area may include a combination of on-street parallel parking and frontage zones. Figure 8 shows the proposed cross-section for this character area.[13]

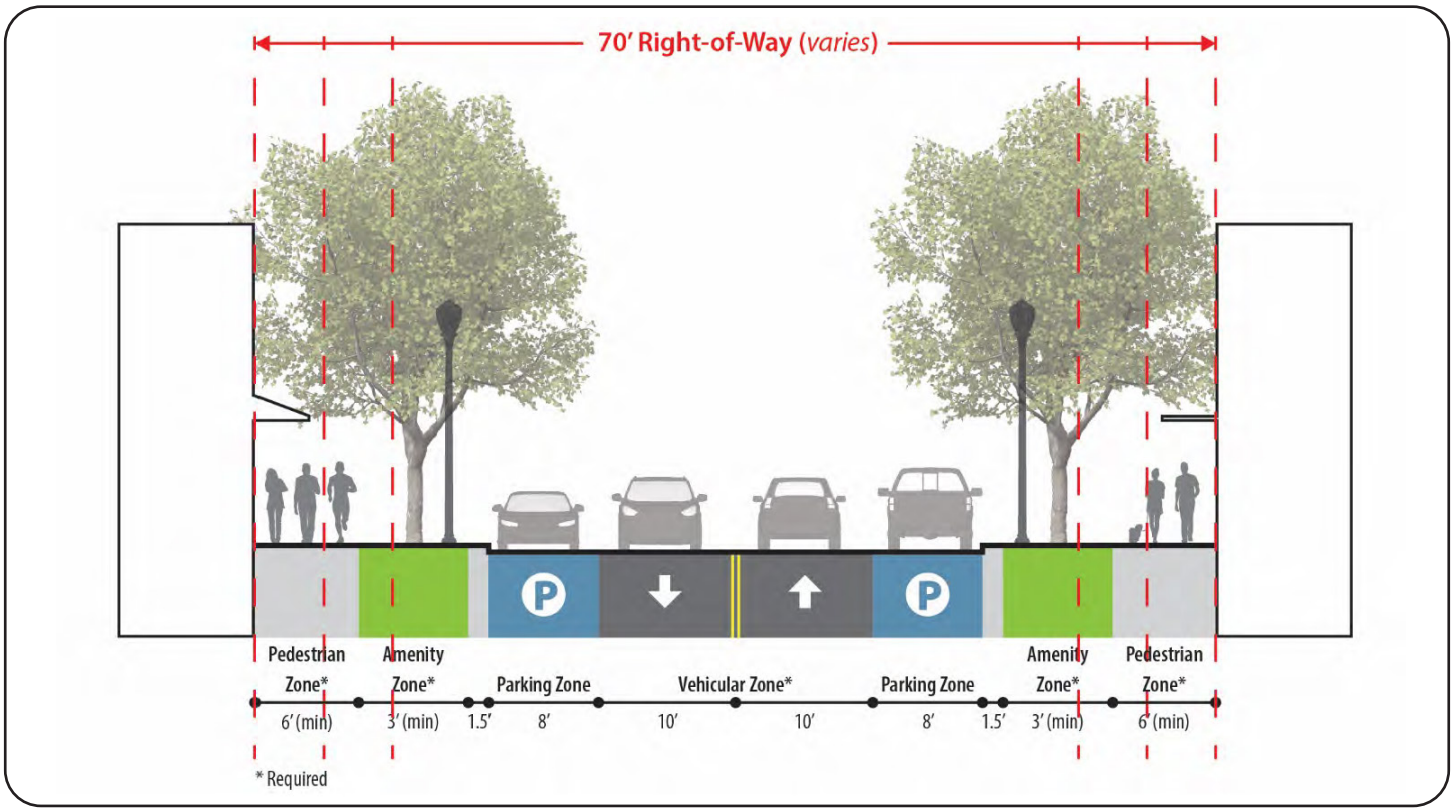



*Figure 8. Proposed Pedestrian Facilities*
*Image taken from Crestview Mobility Plan 2021.*

[13] *City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida , 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*

### 3.6.3 Historic Main Street Character Area

This character area includes portions of Main Street north of the railroad tracks. This character area aims to preserve the historic fabric located along this corridor. A key feature of this character area is converting the angled parking to parallel parking. This allows for the street to be opened for enhanced landscaping, wider sidewalks, and outdoor activity along the sidewalk, such as outdoor dining. Bicyclists are accommodated using sharrows. The low speeds and additional traffic calming measures along Main Street create a safer environment for all bicyclists and motorists. Frontage zones are provided along building frontages to accommodate a more robust street life. Within the right-of-way, this area can be utilized by Main Street businesses for outdoor seating. Figure 9 shows the proposed cross-section for this character area.[14]

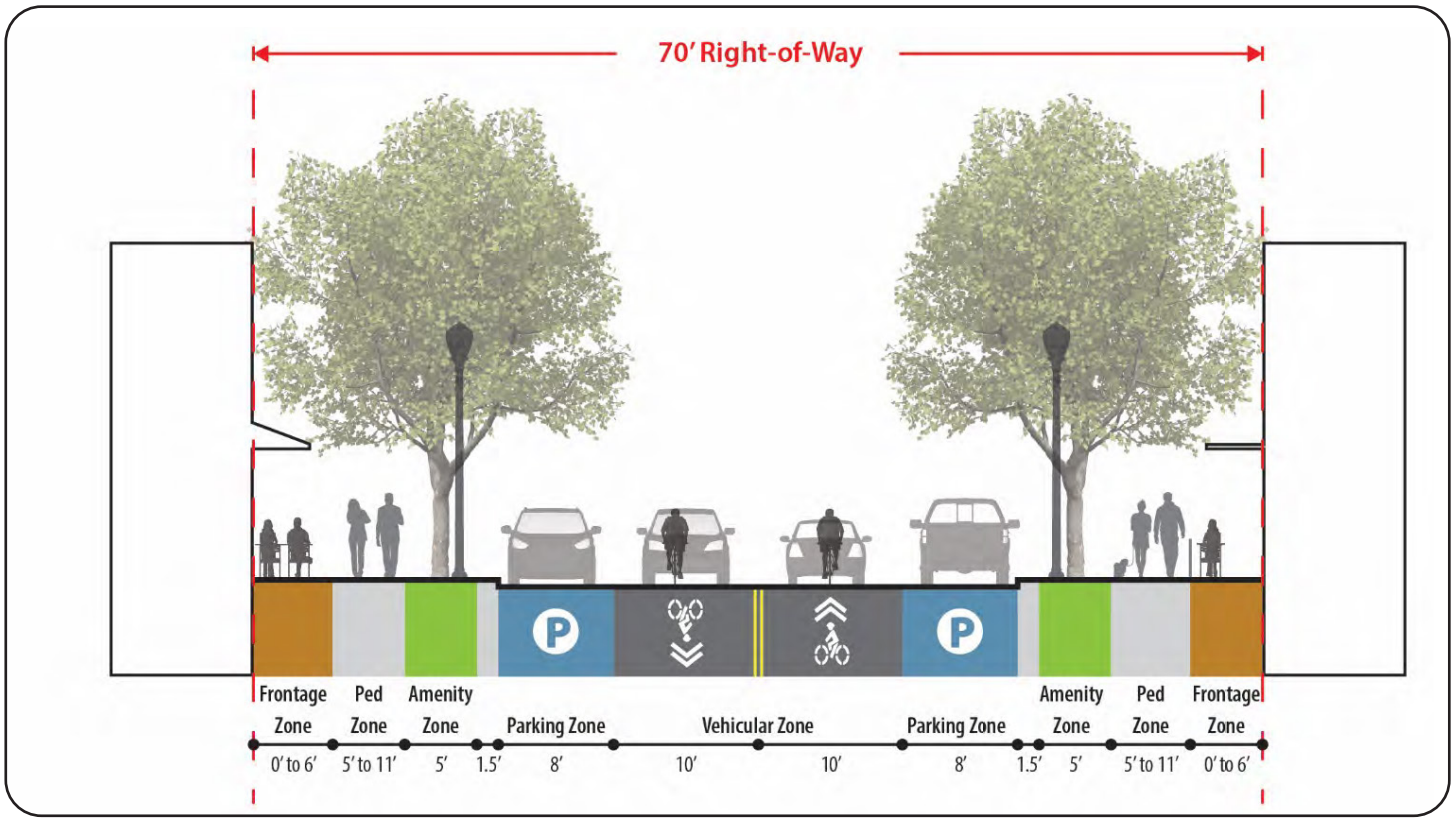



*Figure 9. Proposed Historic Main Street Facilities*
*Image taken from Crestview Mobility Plan 2021.*

[14] *City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida , 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*

### 3.6.4 South Main Street Character Area

This character area includes portions of Main Street south of the railroad. This area contains a broader right-of-way and features more contemporary land development patterns, like larger parcels and wider setbacks. This area benefits from future redevelopment opportunities that conform to the street. The features of the South Main Street Character Area are cohesive to that of the Historic Main Street Character Area, except for angled on-street parking. The wider right-of-way provides enough space for angled on-street parking to remain, while enhancing the three outer zones (Frontage, Pedestrian, and Amenity). The key feature in this zone is the removal of the existing median. This allows for a narrower crosswalk distance for pedestrians and allows the right-of-way to be used more efficiently. Figure 10 shows the proposed cross-section for this character area.

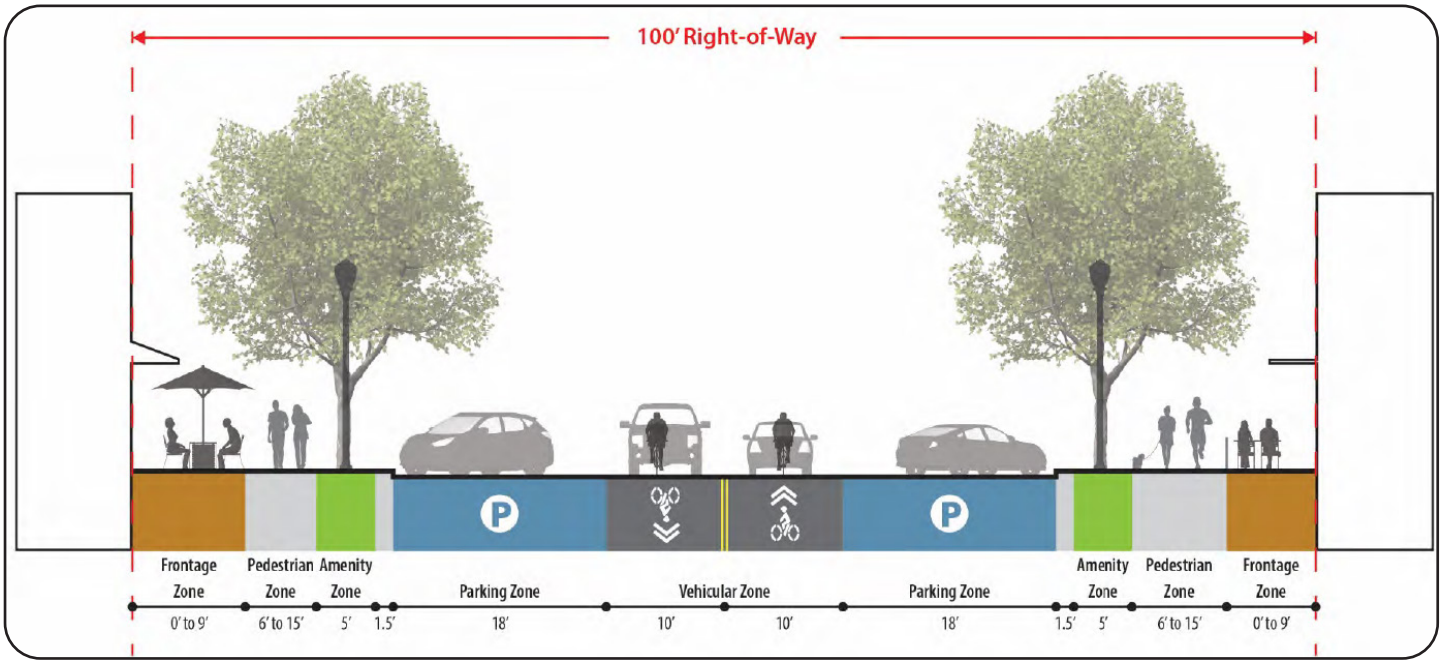



*Figure 10. Proposed South Main Street Facilities*
*Image taken from Crestview Mobility Plan 2021.*

### 3.6.5 Wilson Street Character Area

The Wilson Street Character Area includes all of Wilson Street, which is a key street as it is the only street that runs parallel to Main Street and crosses the railroad within Downtown Crestview. Since Main Street is intended to support high-intensity pedestrian mobility, Wilson Street is intended to support high-intensity bicycle mobility. The key feature separating the Wilson Street Character is the multi-use path. This path helps provide safe and efficient bicycle mobility across Downtown Crestview. It can also be incorporated into the Florida Scenic Trail, which connects US 90 and SR 85. While one side of the character area benefits from the multi-use path, the other side of the corridor can support a wider sidewalk or even a Frontage Zone for outdoor dining and other activities. Figure 11 shows the proposed cross-section of this character area.[15]

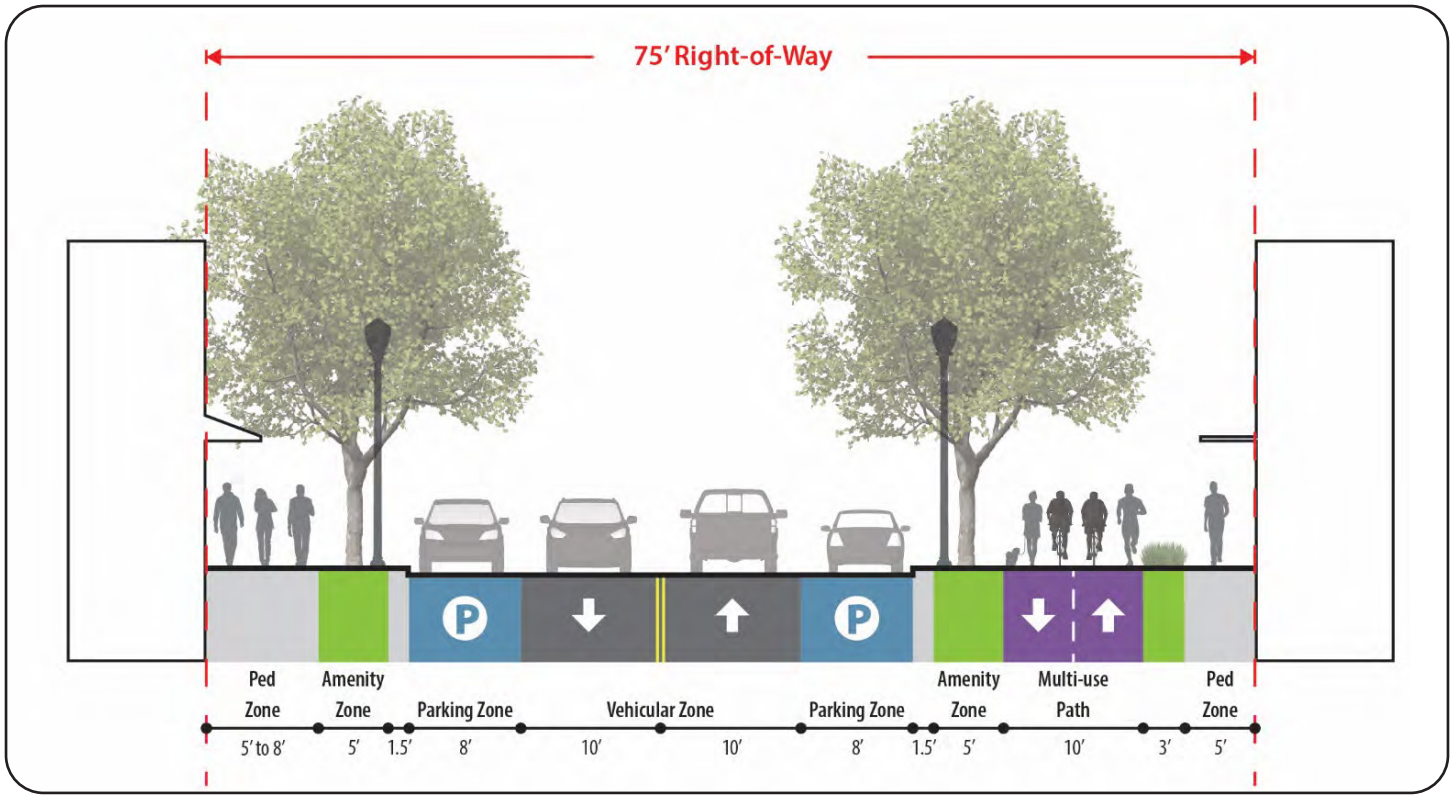



*Figure 11. Proposed Wilson Street Facilities*
*Image taken from Crestview Mobility Plan 2021.*

[15] *City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida , 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*

### 3.6.6 Martin Luther King Jr. Character Area

This character area includes Martin Luther King Jr. Avenue from Lloyd Street to Spring Street. One of the key features of this character area is the addition of six-foot minimum sidewalks along both sides of the street. Currently, there is a lack of sidewalks along Martin Luther King Jr. Avenue. Providing wider sidewalks will allow for an increase in pedestrian mobility and connection to Main Street. Another key feature is enhanced lighting. The incorporation of custom streetlights provides improved nighttime visibility for pedestrians and motorists. This will also provide an improvement to overall safety in the community. The last key feature of this character area is the narrow street width from curb to curb. This helps slow down motorists, increasing pedestrian safety. Figure 12 shows the proposed cross-section for this character area.[16]

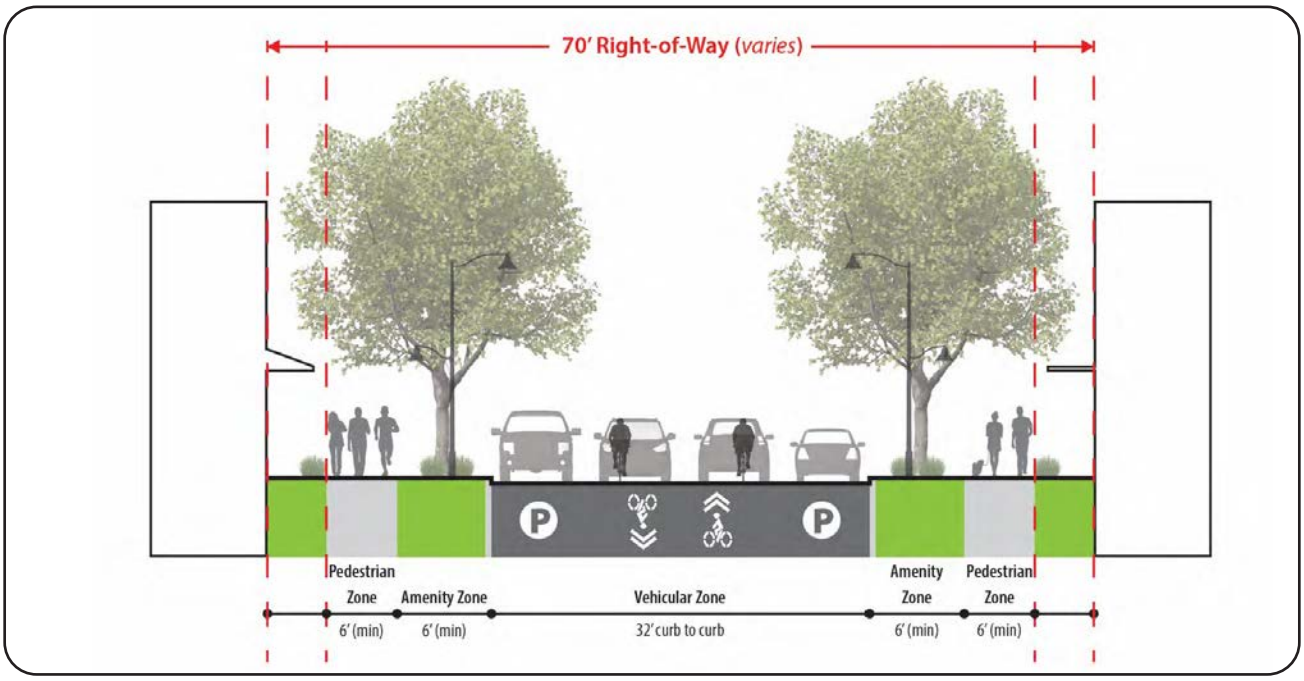



*Figure 12. Proposed Martin Luther King Jr. Facilities*
*Image taken from Crestview Mobility Plan 2021.*

# 4.0 Recommendations

Residents are dependent on transportation routes to effectively travel to their place of work, school, and business establishments within the City. The maintenance of infrastructure and the understanding of the traffic patterns of the City is essential in creating an efficient system for the city's vitality. It would be beneficial for the City to invest their resources in creating a comprehensive inventory of the current transportation network. Maintaining consistencies throughout projects to better align with the goals and objectives of the City would increase the number of projects and improve overall cohesion of City goals. Automobile dependency in Crestview has negatively limited the availability of pedestrian facilities in and around downtown. Investments made towards increasing the current multimodal transportation network would allow residents to utilize safer options when traveling throughout the City.

## 4.1 Recommendations from LDR Policy Crosswalk

- Update Policy 8.A.1.2 to include LDC requirements for shared/cross access and/or cross access easements to reduce the need for the use of the external roadway system and to minimize access points and turning movements.
- Update Policy 8.A.2.1 to include existing level of service and system needs and the availability of transportation facilities and services.

[16] *City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida, 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*

- Update Policy 8.A.1.10 to include land use densities, building intensities, and update transportation management program, as applicable.
- Add policy about growth trends, travel patterns, and intersection between land use/transportation.
- Add policy about intermodal deficiencies and needs.
- Add policy about the projected transportation system levels of service and system needs based upon the future land use map and the projected integrated transportation system.
- Add policy about how the local government will correct existing facility deficiencies, meet the identified needs of the projected transportation system, and advance the purpose of this paragraph and the other elements of the comprehensive plan.
- Add aviation access/terminal policy to address airports, projected airport and aviation development, and land use compatibility around airports, which includes areas defined in F.S.S. 333.01 and 333.02.

## 4.2 Recommendations from the Evaluation Appraisal Report

- Policy 17.A.2.5 speaks to the LRTP only regarding safe access to schools and needs to be broader in how it is addressed.
- Address the requirement for local governments that continue to implement a transportation concurrency system.
- Address the addition of “development agreement” in the listed land use development permits for which an applicant may satisfy transportation concurrency requirements of the local comprehensive plan.
- Address in Transportation Element the pro rata share mentioned in the Capital Improvements Element.

## 4.3 Other Recommendations

- Evaluate the need to develop a more comprehensive functional classification inventory.
- Complete a Downtown Parking Study to better evaluate how to use existing parking to meet the needs of residents and visitors.
- Complete a local bicycle and pedestrian analysis to promote connectivity and identify appropriate routes for a variety of skill levels and ages.
- Conduct a local Safe Routes to School analysis to identify projects eligible for funding at local schools.
- Apply for grant funding to complete a Safety Action Plan through the Safe Streets and Roads for All Program (SS4A) through the FHWA to identify high-risk corridors and develop projects and policy updates to address major roadway safety concerns in Crestview.
- Update the bicycle and pedestrian level of traffic stresses using an updated data driven approach that can be integrated into a comprehensive Bicycle and Pedestrian Master Plan or similar.
- Conduct corridor management studies for roadways that are high volume and high speed that may currently divide the community and limit multimodal transportation options.
- Conduct an analysis of local land uses and transportation practices to identify the best practices and promote walkability and biking in Crestview. This may be done as part of the Bicycle and Pedestrian Master Plan or as its own Context Classification guidebook for Crestview specifically.

Chapter 7

# INFRASTRUCTURE

# 1.0 Introduction

The purpose and objective of the infrastructure element is to provide cost effective total life cycle management of the City of Crestview public infrastructure and key essential services to enhance sustainability and the health, safety and welfare of residents, businesses, and visitors. The City of Crestview has a list of priorities with a high degree of focus in their FY2024 Budget. Addressing and prioritizing utility improvements and expansions along with facilities planning design and engineering study for Public Safety and Public Works facilities are of the highest importance for the upcoming fiscal year.

The City maintains extensive public infrastructure and facilities. Storm drainage systems, water treatment and transmission systems, wastewater (sanitary sewer) collection and pumping systems are all maintained by the City. This infrastructure provides property owners, residents, and visitors to the City with a high quality of life.

The infrastructure element addresses the City's condition and capacity needs regarding sanitary sewer, potable water, stormwater/drainage, and solid waste. The City provides services or contracts service outward to allow for the capacity needs of the City to be met.

The infrastructure element summarizes items of significance in the City's sanitary sewer, potable water, solid waste, and stormwater management system. The following summaries have been prepared to facilitate review of the requirements of F.S.S. 163.3177 and guide the City of Crestview in the creation of Goals, Objectives, and Policies to govern the provision of public facilities and services. The text of the element is a summary of the complete inventory, analysis, and recommendations which are contained in this technical source documents.

## 1.1 Alignment with the Strategic Plan

In accordance with the community engagement conducted for the development of the Strategic Plan, the City intends to educate, inform, and engage with the residents of Crestview and raise their awareness of the town's valuable economic, cultural, and natural assets. The "Infrastructure" and "Organizational Capacity, Effectiveness, and Efficiency" focus areas of the Strategic Plan include several goals addressing the infrastructure needs of the city such as the completion of the expansion of the wastewater collection system.

# 2.0 Existing Conditions

## 2.1 Sanitary Sewer

The City of Crestview provides sanitary sewer services to city and non-city residents. The City of Crestview's Wastewater Treatment Plan Division[1] currently oversees and coordinates services provided by JACOBS. The Public Services Department manages and directs the contractor of the City's permitted disposal capacity of 2.67 million gallon per day (mgd) and a permitted treatment capacity of 2.75 mgd Wastewater Treatment Plant (WWTP).[2]

The City of Crestview has established the LOS standard for sanitary sewer within the City as 108 gallons per capita per day, which includes collection and treatment. Additionally, the Comprehensive Plan states that the City must maintain an infiltration/inflow rate of 20% of average daily flow or better. The City will continue its efforts to have all properties in the City limits served by the central sewage system. Outlined in the provisions of Section 90-107 of the Crestview Land Development Code (LDC), the City will continue to implement the provisions requiring connection to the central sewer system within 30 days of notice if within 200 feet of the Central System.

Table 2.1 shows the sewer rates for the City of Crestview adopted on October 1, 2022. There are currently more than seventy-seven 77 sewer lift stations operating and maintained by the Crestview Public Services Department. The Public Services Department also manages and operates 100 miles of pipeline and manholes, that produce an average flow of 1.7 million gallons of sanitary sewer to the WWTP.[3]

### Table 2.1 Sewer Rates

| | Residential | Commercial |
|---|---|---|
| **Inside City Limits** | $21.04 for 0 to 2,000 gallons<br>$6.37 per 1,000 gallons over 2,000<br>Max Charge: $110.27 | $23.00 for 0 to 1,000 gallons<br>$6.37 per 1,000 gallons over 1,000 |
| **Outside City Limits** | $31.57 for 0 to 2,000 gallons<br>$9.56 per 1,000 gallons over 2,000<br>Max Charge: $165.41 | $34.50 for 0 to 1,000 gallons<br>$9.56 per 1,000 gallons over 1,000 |

### 2.1.1 Septic

There are several parts of the City that are not served by the central sewer system and that remain on septic tanks. The City was recently awarded funding by the State via the Florida Senate Local Funding Initiative Request for a Septic to Sewer Conversion project for a subdivision that had been annexed into the City of Crestview from Okaloosa County. Most of the homes in this area have septic tanks that are failing or have failed. This is important since approximately 72% of City residents have sewer and 28% are on septic. The City has taken water samples of the water on the road, and they came back with extremely high fecal coliform counts. The city is proposing to install 105 grinder pumps, 29,900' feet of low-pressure force main along the roads, and a lift station to connect the subdivision to the City's sewer system. The project is slated to be complete by December of 2024.

Emerald Coast Wastewater Solutions recently purchased the residential division of Superior Septic in Crestview, Emerald Coast Wastewater Solutions services Okaloosa, Walton, and South Santa Rosa Counties by providing specialized residential septic services.

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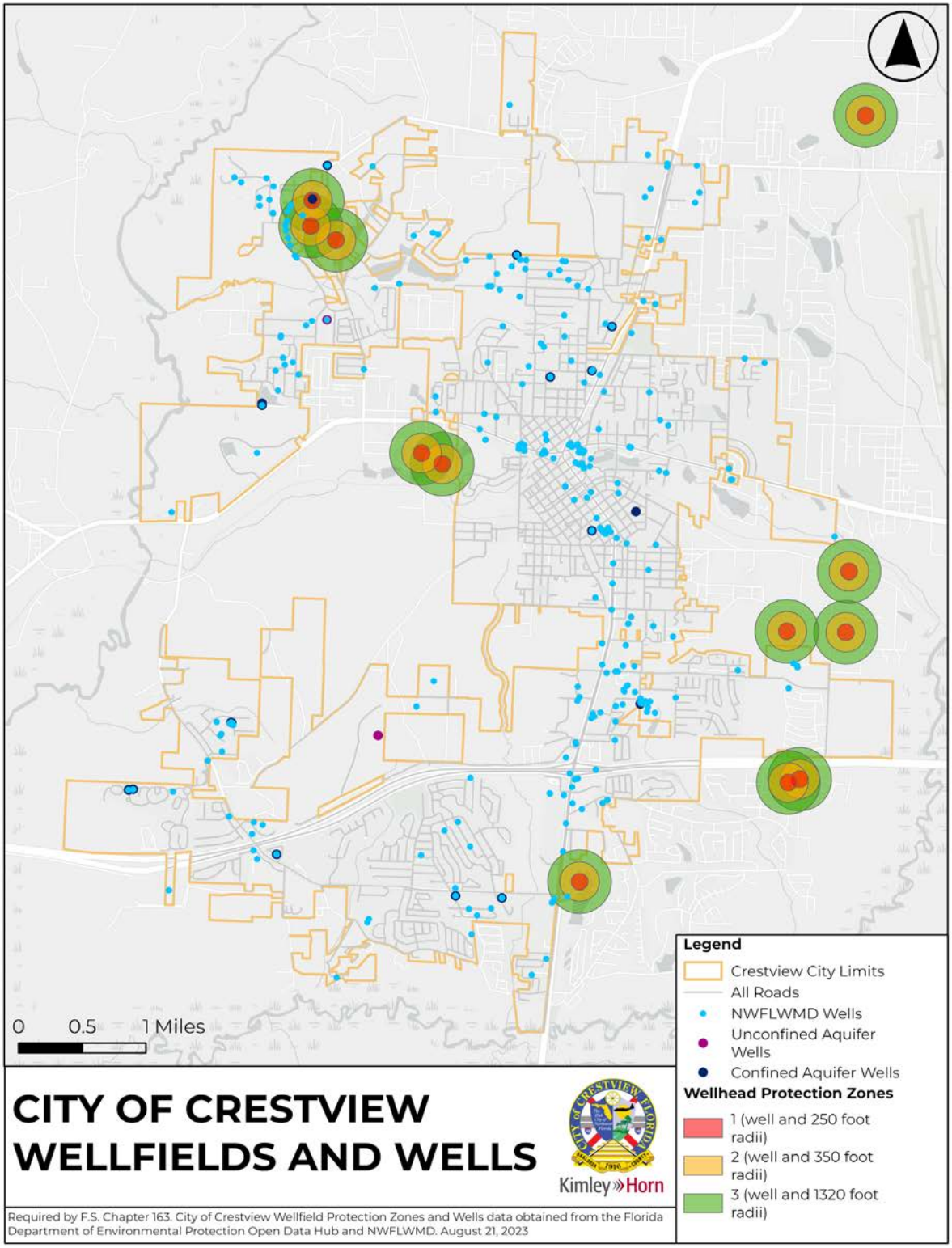
*[1] The Public Services Department is a multidivisional department consisting of nine divisions and sixty-two employees. The Utility Fund Budget consist of five divisions that have funding. The divisions include Engineering Division, Water Division, Sewer Division, Storm Water Division, Sewer Division, and the Wastewater Treatment Plant. Each division's funding comes from Service Fees and Taxes.*

*[2] The FACID for the wastewater treatment plant is FLA010193.*

*[3] City of Crestview FY2022 Budget.*

## 2.2 Potable Water

The Public Services Utility Division is responsible for the safe and efficient operation of the City's eight water wells and five elevated storage tanks.[4] The City is serviced by two different utility providers for water: Auburn Water System, Inc. and City of Crestview.




[4] *City of Crestview FY2022 Budget.*

According to the 2020 Comprehensive Plan, the LOS standard for all potable water within the City limits is 125 gallons per capita per day. Any improvements or expansions made to the potable water system within the City must be consistent with this standard. As illustrated in the monthly operation reports (MOR) for the public water systems (PWS) of the City of Crestview[5], the permitted maximum day operating capacity of the plant is 10.4 mgd. The average City of Crestview water customer uses 77 gallons per day.

The City helps deliver over 3.8 million gallons of drinking water to over 12,000 customers each day while providing bi-weekly water sampling. This is designed to meet or exceed all the Florida Department of Environmental Protection (FDEP) operational guides and mandates.[6]

Table 2.2 shows the water rates for the City of Crestview put into effect October 1, 2022.

### Table 2.2 City of Crestview Water Rates

| City of Crestview Water Rates | | | | | |
|---|---|---|---|---|---|
| | **0 – 2,000 gallons** | **2,001 – 5,000 gallons** | **5,001 – 10,000 gallons** | **10,001 – 20,000 gallons** | **All over 20,001 gallons** |
| **Inside City Limits - Residential** | $11.32 | $2.42 per 1,000 | $2.47 per 1,000 | $2.71 per 1,000 | $3.07 per 1,000 |
| **Inside City Limits – Commercial** | $14.04 | $2.42 per 1,000 | $2.47 per 1,000 | $2.71 per 1,000 | $3.07 per 1,000 |
| **Outside City Limits – Residential** | $16.98 | $3.62 per 1,000 | $3.71 per 1,000 | $4.06 per 1,000 | $4.59 per 1,000 |
| **Outside City Limits – Commercial** | $16.98 | $3.62 per 1,000 | $3.71 per 1,000 | $4.06 per 1,000 | $4.59 per 1,000 |

### 2.2.1 Interlocal Agreements with Auburn Water System

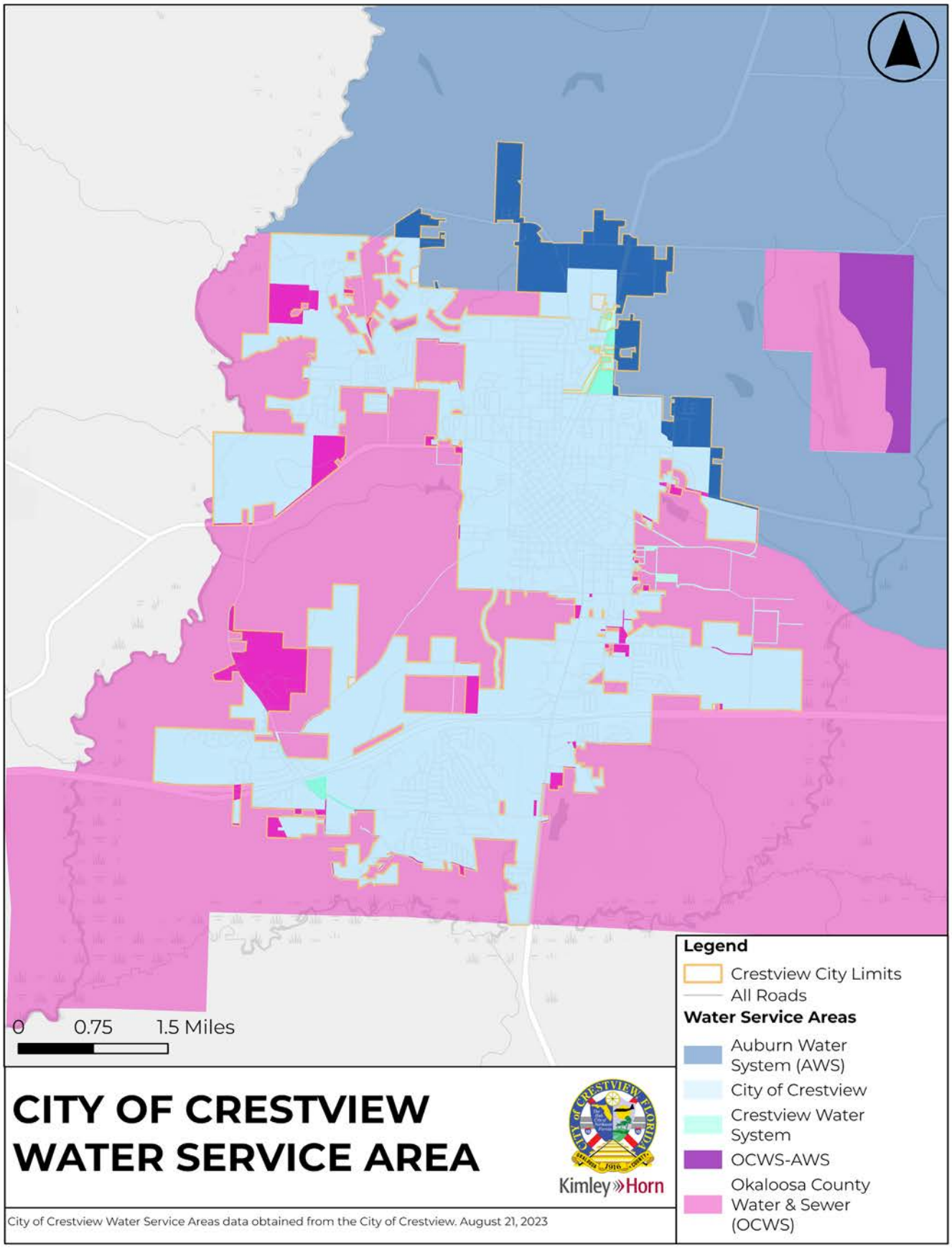
In 1991, Auburn Water System, Inc. and the City of Crestview entered into an agreement that established the boundaries of the service areas for both respective parties. The boundary line runs east-west with the two parties establishing boundaries to the north and south. Auburn Water System service area is in the north, while the City of Crestview service area is on the south side of the boundary line. Both parties agreed that neither service will cross the boundary line with its water system. This includes installing any water mains or lines or serving customers in the service area of the other party, without written consent.

Any existing water facilities owned and operated by the City of Crestview north of the boundary became property of Auburn Water System. Crestview capped and cut its lines on the north side of the boundary line leaving Auburn Water System the option to use or not use said lines. This agreement also outlines that Auburn Water System will provide monthly water consumption reports to the City of Crestview for its users who still receive City sewer services.

In June of 2021 the City of Crestview, Okaloosa County, and Auburn Water System, Inc. (AWS) entered another Water Service Agreement. This agreement states that the City provides water and wastewater services within the boundaries of north Okaloosa County, within and outside the City's municipal boundaries while AWS provides water service in certain areas of Okaloosa County.

[5] *The FACID for the water treatment plant is 1460182.*

[6] *City of Crestview FY2022 Budget.*


0
0.75
1.5 Miles
Legend
Crestview City Limits
All Roads
Water Service Areas
Auburn Water System (AWS)
City of Crestview
Crestview Water System
OCWS-AWS
Okaloosa County Water & Sewer (OCWS)
CITY OF CRESTVIEW
WATER SERVICE AREA
Kimley»Horn
City of Crestview Water Service Areas data obtained from the City of Crestview. August 21, 2023

### 2.2.2 Water Quality

The City of Crestview monitors their water quality and shares an annual report with residents about the quality and services of water that are available. In 2022, the Florida Department of Environmental Protection (DEP) performed a Source Water Assessment on the Crestview system which indicated no potential sources of contamination near the wells of Crestview. The report indicated that the drinking water in the City meets all federal and state requirements.

### 2.2.3 Northwest Florida Water Management District (NWFWMD)

Okaloosa County, along with Santa Rosa and Walton Counties, are in Region II of the NWFWMD. The 2021 Estimated Water Use Report released by the NWDWMD shows that Region II accounted for 23% (75.3 mgd) of the district's total water use.

Region II is NWFWMD's fastest growing water supply planning region. Most of the Pensacola Bay System watershed is in Region II and services Okaloosa County. In 2015, the region contained about one-fifth of all water use across NWFWMD. The largest contributor to the water use was public supply at 68%. In 2015, Okaloosa County totaled 30.685 mgd of the total water use in Region II.

In 2015, the groundwater that matriculated from the sand-and-gravel aquifer system provided roughly 34% of the water use in the region. The coastal Floridan aquifer provided roughly 23% while the inland Floridan aquifer provided around 37%. The remaining 6% was retrieved from surface water and water from surficial and intermediate aquifers.

The NWFWMD is divided into seven Water Supply Planning Regions. The NWFWMD produces a Water Supply Assessment every five years to evaluate the sufficiency of water resources over the 20-year planning horizon. If the assessment yields a region's water needs are likely to exceed the available water sources within the 20-year horizon, the NWFWMD will prepare a Regional Water Supply plan identifying alternatives for meeting the future water needs required by F.S.S. 373.709. The most recent and Water Supply Assessment was conducted this year.

#### Table 2.2.3 Region II Average Estimated and Projected Water Use

| Use Category | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 |
|---|---|---|---|---|---|---|
| **Public Supply** | 47.480 | 51.645 | 55.275 | 58.777 | 62.004 | 64.999 |
| **DSS*** | 3.956 | 4.328 | 4.672 | 4.627 | 4.58 | 4.444 |
| **Agriculture** | 2.798 | 3.004 | 3.241 | 3.523 | 3.769 | 3.769 |
| **Recreational** | 10.793 | 11.827 | 12.749 | 13.552 | 14.288 | 14.923 |
| **ICI**** | 4.708 | 6.073 | 6.315 | 6.546 | 6.546 | 6.546 |
| **Power** | - | - | - | - | - | - |
| **Totals** | 69.734 | 76.879 | 82.251 | 87.025 | 91.185 | 94.879 |

*Taken from 2018 Water Supply Assessment.*
**Domestic Self Supply (DSS)*
***Industrial/Commercial/Institutional*

In 2020, Region II had more than 30% of the region's population and accounted for an estimated 22% of all water use within the region. Public supply, collectively with Domestic Self Supply (DSS), accounted for 71% of all water use. Region II recreational water use accounted for 16% of the regional total.

In 2020, Okaloosa County totaled 32.523 mgd of the total Region II 75.984 mgd. The estimated water uses for 2045 for all Region II in an average year is anticipated to be 102.244 mgd. In a drought year, for 2045, it is anticipated to be 114.805 mgd. The 2018 water supply assessment estimated a projected increase of 36.1% for water demand, while the 2023 assessment estimated a 34.6% increase. Both assessments anticipated the largest increase in water demand being from agricultural water use.

*2.2.3.1 NWFLWMD Fiscal Year 2021-2022 Five Year Water Resource Development Work Program*

Florida's water management districts are required by F.S. 373.036 and 373.709 to conduct water supply planning in regions that have been deemed to have inadequate sources of water supply for existing and future uses over at least a 20-year planning period. This determination is based on a technical assessment of all sources of water, existing water uses, anticipated future needs, and water conservation efforts. This work program covers FY2021-2022 through FY2025-2026. Table 3.4 shows the NWFLWMD water resource development priorities in terms of their annual funding. This shows the anticipated Five-Year Work Program Budget for FY21 through FY26 in Region II.

For FY2021-2022, $268,870 was budgeted for water resource development within Region II with $8,385,615 budgeted for alternative water supply development and water conversation. Through the budgeted funding, the Work Program identifies roughly 3.9 mgd of reclaimed water to be made available.

*Table 2.2.3.1 Region II Water Resource Development Annual Funding*

| Water Resource Development Projects | FY 20-21 Expenditures | Anticipated Five Year Work Program | | | | | FY 21-22 to FY 25-26 Cost Estimate |
|---|---|---|---|---|---|---|---|
| | | FY 21-22 Budget | FY 22-23 | FY 23-24 | FY 24-25 | FY 25-26 | |
| Surface Water | - | - | - | - | - | - | - |
| Reuse | $23,569 | $26,780 | $28,000 | $28,000 | $28,000 | $28,000 | $138,780 |
| Conservation | $16,961 | $24,100 | $25,000 | $25,000 | $25,000 | $25,000 | $124,100 |
| Aquifer Storage and Recovery | - | - | - | - | - | - | - |
| Groundwater Evaluations | $114,625 | $90,550 | $90,000 | $90,000 | $90,000 | $90,000 | $450,550 |
| Data Collection and Analysis | $122,838 | $127,440 | $150,000 | $150,000 | $150,000 | $150,000 | $727,440 |
| TOTAL | $277,994 | $268,870 | $293,000 | $293,000 | $293,000 | $293,000 | $1,440,870 |

#### *2.2.3.2 2019 Region II NWFLWMD Regional Water Supply Plan (RWSP)*

The NWFLWMD completed districtwide water supply assessments (WSA) every five years that cover a 20-year planning horizon. The WSAs are completed to determine the need for regional water supply planning in the area. The City of Crestview falls in Region II. The Region II regional water supply plan (RWSP) summarizes the 2018 WSA evaluations to influence the updates made to the RWSP water supply development (WSD) and water resource development (WRD) through 2040. This plan helps identify water supply needs and project options that will help sustain Region II's water resources and related systems over the duration of the planning period.

Okaloosa County Water and Sewer (OCWS) is working to develop the Shoal River as an alternative water supply. The project will construct 3,400 linear feet of raw water line, 5 mgs treatment plant expandable up to 20 mgd, about 3.3 miles of water transmission mains, and a 155-acre reservoir and pump station. The initial estimated cost will be around $50 million, and the project will be anticipated for 2030-2040. The Shoal River project plans to augment potable water supplies to both the Mid-County service area around the City of Crestview and the Main Gainers service area in the vicinity of Fort Walton Beach.

The City of Crestview is anticipated to have four WSD Projects. The first is the Antioch Water Tank storage distribution project was expected to start in 2020 and end in 2025. The projected is estimated to have $1.3 million in planning level capital costs while producing 0.50 mgd in estimated quantity. The second projected is the Brookmeade Drive Water Tank storage distribution project which is expected to start in 2030 and finish in 2025. This project is anticipated to cost $1,750,000 in planning level capital costs and produce 0.50 mgd in estimated quantity. Both projects will be funded through the Water Construction Fund.

The third project is the WWTP Reuse Project. This project will yield an estimated 1.00 mgd costing $1.2 million in planning level capital costs.

The fourth project is the Arena Road Water Well groundwater project. This project will yield an estimated 1.15 mgd costing $950,000 in planning level costs at the capital level. This project is anticipated to start in 2030 and finish in 2035, with funding sourcing from the Water Construction Fund.

### 2.2.4 Crestview 10-Year Regional Water Supply Plan

Crestview currently has an outdated 10-Year Regional Water Supply Plan dated from 2008 that outlines the services and capacity provided by water services. The City of Crestview Water Department and the Auburn Water System, Inc. currently supply drinking water to a portion of Okaloosa County, relying on the Floridian Aquifer System to meet the water supply needs. Crestview withdrawals an average of 1.65 mgd from an eight well network but requested a modification to IWU Permit #S19830078 to allow for an average withdrawal of 5.4 mgd. Auburn Water System, Inc withdrawals an average of 1.65 mgd from a six well network but requested an increase in their renewal of IWU Permit #S19830078 to allows for 3.13 mgd.

## 2.3 Stormwater/Drainage

The Crestview Street and Storm Water Management Division maintains, constructs, and manages many miles of streets, rights-of-way, and storm water infrastructure in the City limits. The Public Services Department oversees the operation and maintenance of the City's stormwater division. The stormwater division contains 184 retention ponds and over 100 miles of stormwater infrastructure.[7]

Outlined in the 2020 Comprehensive Plan, the City requires usage of swale drainage on existing and new roadways. Perforated pipe needs to be used in areas where piping is necessary, and where conditions permit the practical application of the pipe. The existing LOS standards for stormwater include retaining the runoff from the first inch of rainfall with a minimum ½-inch of runoff on site, and that any post development run-off shall not exceed the pre-development run-off rate for a 25-year storm event, up to and including an event that is within a 24-hour duration. These standards are in alignment with NWFWMD requirements.

## 2.4 Solid Waste

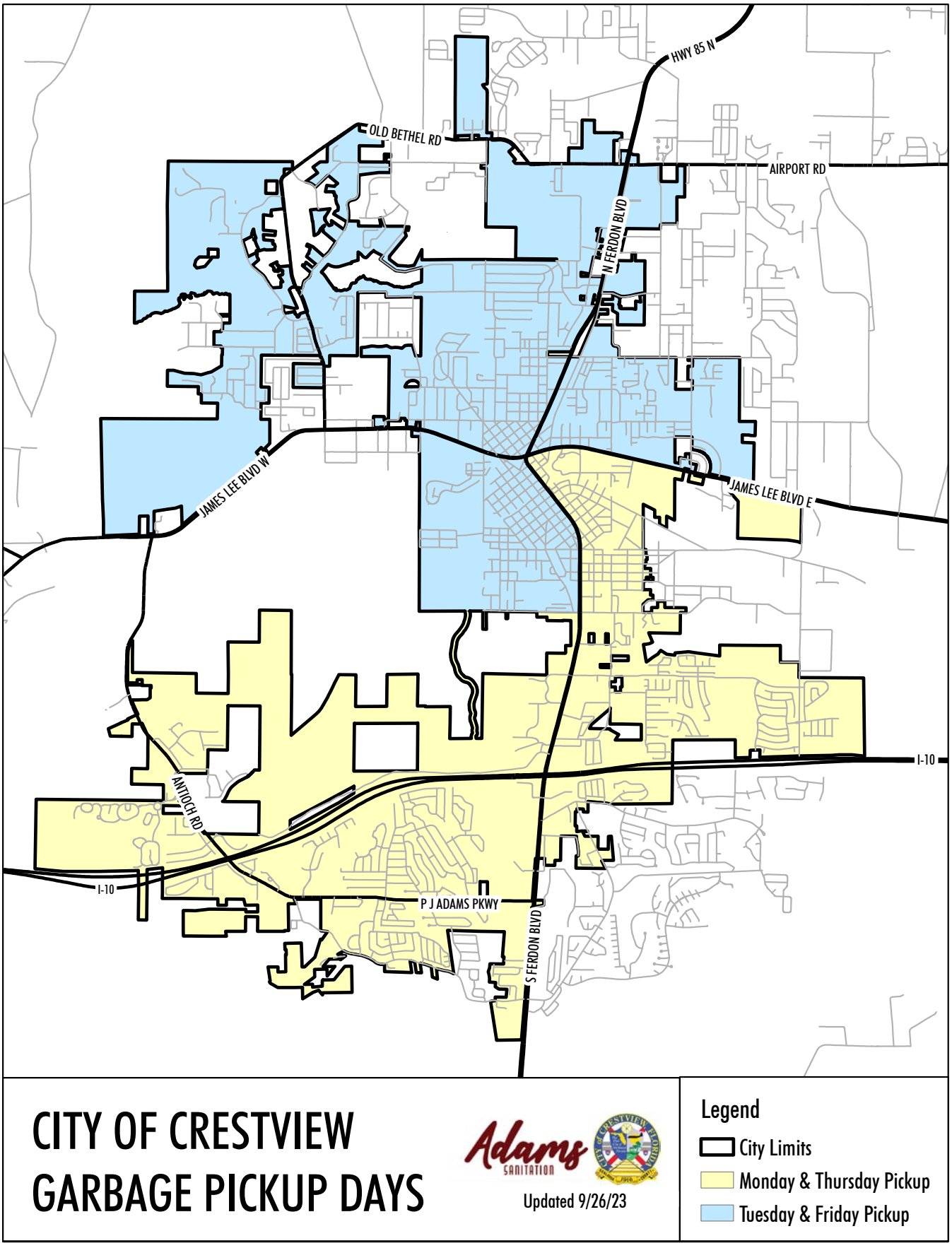
The LOS standards, per the 2020 Comprehensive Plan, for solid waste within the City of Crestview is five pounds per capita per day. During the 2022 calendar year, the City of Crestview disposed of 13,256 tons of garbage debris, 5,068 tons of yard waste, and 442 tons of recycling.

Currently, Okaloosa County has no active municipal solid waste (MSW) landfills. There are three transfer stations located in the County; one is owned and operated by Republic Services while the other two are owned by Okaloosa County yet operated by Waste Management. All MSW from the County transfer stations go to Waste Management's Springhill Landfill near Marianna by contract with the County. The City will continue its efforts to develop alternatives to landfills. Alternatives may include, but are not limited to, a pilot project for composting solid waste or other technologically and environmentally sound methods for disposal. Such methods will contribute to an increase in the useful life of existing facilities.

The City of Crestview and Adams Sanitation Holding Company, LLC ("Adams Sanitation") entered a Solid Waste and Recycling Collection Franchise Agreement on August 14, 2023. Through this agreement the City grants Adams Sanitation the right and exclusive franchise to provide collection service for Solid Waste, Yard Trash, Bulk Waste, E-Waste and Recyclable Materials to all dwelling units and commercial properties within the agreed upon area. This agreement does not extend to the collection of Biomedical Waste, Biological Waste, Construction and Demolition Debris, Hazardous Waste, Infectious Waste, and Items for Special Pickup. The agreement area for Adams Sanitation will consist of the entire incorporated Crestview City limits and may expand or alter by annexation or otherwise. This agreement Service Commencement Date of service was October 1, 2023, and ends on September 30, 2028. There is a five year renewal option that may be exercised with the mutual agreement of the City and Adams Sanitation but must occur no later than February 1, 2028.

The scheduled garbage and recycling pick up days within the City limits can be seen on the Household Garbage and Recycling Pickup Days Maps.

[7] *City of Crestview FY2022 Budget.*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AIRPORT RD
N FERDON BLVD
JAMES LEE BLVD W
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I-10
ANTIOCH RD
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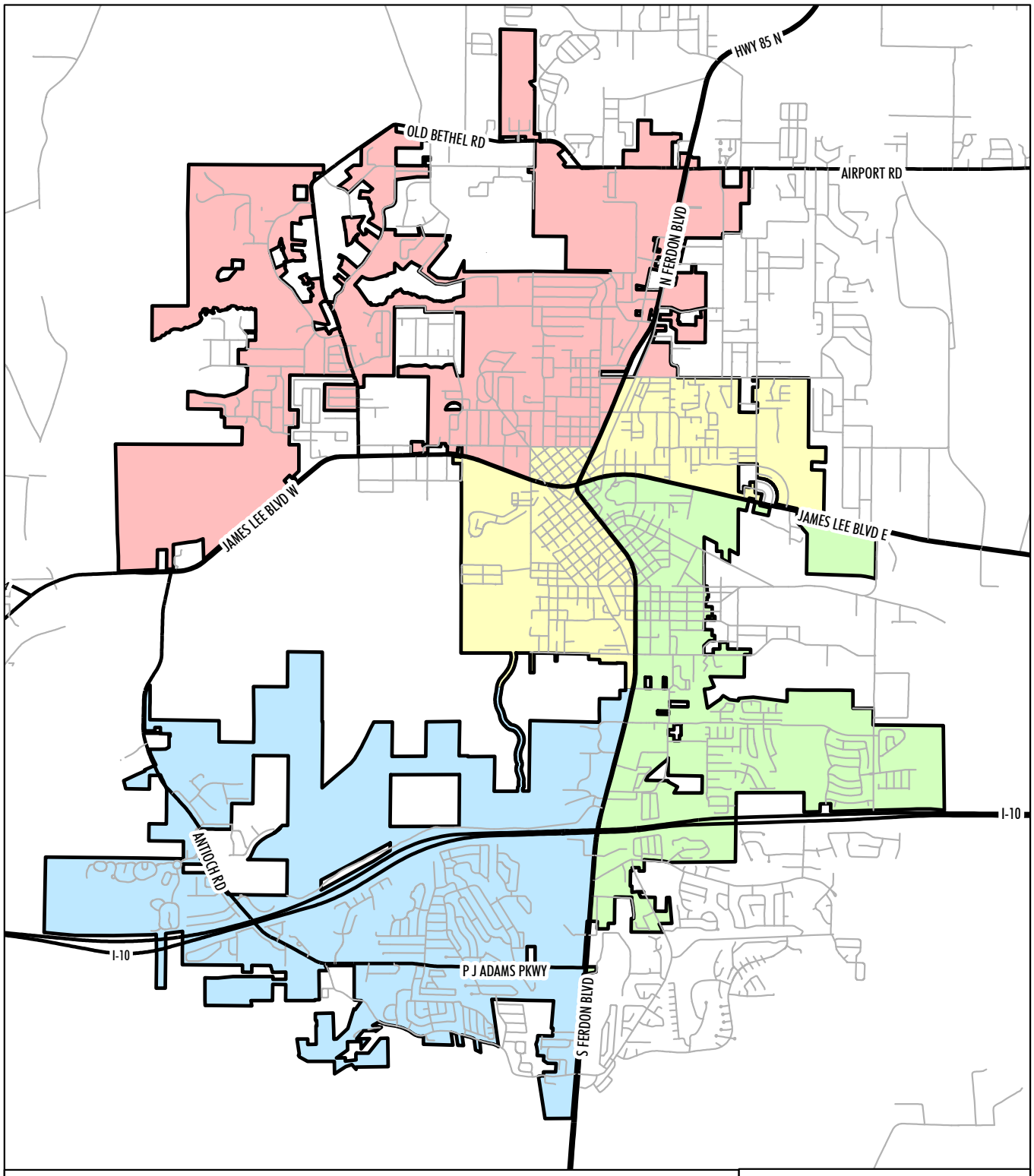
P J ADAMS PKWY
S FERDON BLVD
CITY OF CRESTVIEW
GARBAGE PICKUP DAYS
Adams SANITATION
Updated 9/26/23
Legend
City Limits
Monday & Thursday Pickup
Tuesday & Friday Pickup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P J ADAMS PKWY
S FERDON BLVD
CITY OF CRESTVIEW
RECYCLING PICKUP DAYS
Adams SANITATION
Updated 9/26/23
Legend
Monday
Thursday
Tuesday
Friday
City Limits

## 2.5 Natural Groundwater/Aquifer Recharge

There are no identified potable prime groundwater or aquifer recharge areas within the City for the Floridian Aquifer, therefore the City of Crestview does not need a natural groundwater and aquifer recharge section of their Comprehensive Plan.

# 3.0 Future Conditions

## 3.1 Sanitary Sewer

The City of Crestview has various sanitary sewer improvements that it would like to implement over the next ten year planning period. The City would like to implement disposal improvements at the WWTP such as adding RIBS disposal (increase capacity by 3.77 MGD), lose spray field (increase capacity by 2.77 MGD), and working with Eglin to add RIBS to Area 3A (additional 4-10 MGD) and 3B (additional 10-15 MGD). The City is looking to double the plant capacity to 6 MGD. It is continuing to research and implement other improvement options such as tripling the plant capacity to 9 MGD or partnering with the County to explore other sanitary sewer improvement options.

### Table 3.1 Projected Sanitary Sewer Demands

| | 2025 | 2030 | 2035 | 2040 | 2050 |
|---|---|---|---|---|---|
| **Crestview Projected Population** | 29,372 | 31,401 | 33,061 | 34,545 | 35,830 |
| **Total Demand (GPD per capita)** | 3,172,176 | 3,391,308 | 3,570,588 | 3,730,860 | 3,869,640 |
| **Additional Capacity (Plant Capacity is 2.67 MGD) (GPD)** | -502,172 | -721,308 | -900,588 | -1,060,860 | -1,199,640 |
| **Additional Capacity (MGD)** | -0.502176 | -0.7211308 | -0.900588 | -1.06086 | -1.19964 |

## 3.2 Potable Water

The City of Crestview is anticipated to have a growing population over the next twenty-five years which will have an impact on the additional capacity of the plant if the capacity stays at 2.67 MGD. Capacity is anticipated to decrease over the 25-year planning period, as shown in Table 3.2.

### Table 3.2 Projected Potable Water Demands

| | 2025 | 2030 | 2035 | 2040 | 2050 |
|---|---|---|---|---|---|
| **Crestview Projected Population** | 29,372 | 31,401 | 33,061 | 34,545 | 35,830 |
| **Total Demand (GPD per capita)** | 3,671,500 | 3,925,125 | 4,132,625 | 4,318,125 | 4,478,750 |
| **Additional Capacity (Plant Capacity is 2.67 MGD) (GPD)** | 6,728,500 | 6,474,875 | 6,267,375 | 6,081,875 | 5,921,250 |
| **Additional Capacity (MGD)** | 6.7285 | 6.474875 | 6.267375 | 6.081875 | 5.92125 |

## 3.3 Capital Improvement Projects (CIP)

### Table 3.3 5-Year Capital Improvement Schedule (Water and Sewer)

| Department/Project | 2023 | 2024 | 2025 | 2026 | 2027 |
|---|---|---|---|---|---|
| Water CIP Budget | $3,176,000 | $4,016,000 | $2,036,000 | $4,396,000 | $1,236,000 |
| Sewer CIP Budget | $680,000 | $425,000 | $425,000 | $425,000 | $425,000 |
| Stormwater CIP Budget* | $120,000 | $190,000 | $120,000 | $250,000 | $250,000 |
| WWTP CIP (Total) | $5,700,000 | $11,500,000 | $27,050,000 | $200,000 | $200,000 |
| Total Water and Sewer CIP Budget | $12,636,230 | $17,145,000 | $30,131,000 | $5,771,000 | $2,611,000 |

**Not included in the total water and sewer CIP budget calculations.*

### 3.3.1 Transportation Projects Impacting Utilities

The PJ Adams Parkway Widening project and the north-south and east-west section of the Crestview Bypass will require utility adjustments totaling in nearly $13,975,000 in the next five years.[8] The Okaloosa County PJ Adams Parkway Widening project will widen said road from two lanes to four lanes. The City has water and sanitary sewer infrastructure within the project corridor that will need to be relocated to accommodate construction. Okaloosa County and Crestview have agreed that it is in the best interest of the City to bid the relocation of the utilities as a component of the project. The City has obtained professional services and utility adjustment plans, specifications, and a cost estimate for the scope of work necessary to relocate the utilities.

### 3.3.2 Sanitary Sewer CIP

Of the 77 lift stations, (13) will have pump replacements, control panel upgrades, or wet well refurbishments totaling $2,054,257 in costs.

2,500 sewer manholes will be relined totaling $350,000.

For areas where gravity sewers are not feasible, low-pressure systems will be installed. The systems must be regularly maintained to remain operational, totaling $75,000 in costs.

The City has project designs to expand into areas of the City where there are currently no sewer services provided, totaling $2,500,000 in costs.

The City is proposing a septic-to-sewer conversion project to install 105 grinder pumps, 29,900 feet of low-pressure force main along the roadways of the subdivision and a lift station to connect 105 homes to the City's sewer system.

#### *3.3.2.1 Wastewater Treatment Plant (WWTP)*

The WWTP on Arena Rd requires a new digestor and belt press to replace the current outdated system which will cost $2,560,000. The WWTP will also need to change the effluent disposal systems caused by the impact of the Crestview Bypass which will cost $6,190,000.

The WWTP is reaching its permitted disposal limit and will need to be expanded to allow for the WWTP to continue to serve the growing city population. This will cost $29,200,000.

A new elevated water tank is anticipated for south of I-10 to provide for the additional water lines that are being installed. It will also provide for the expected growth in this area. This will cost $2,700,000.

[8] *City of Crestview FY2022 Budget.*

### 3.3.3 Potable Water CIP

The City has an ongoing program that intends to replace older fire hydrants and water meters. This will cost $550,000. Additionally, the City plans to repaint and prevent rust on the current water tanks costing $430,000.

# 4.0 Recommendations

By establishing adequate and attainable level of service standards, the City of Crestview can provide safe, high functioning, and reliable utilities and services to all residences, businesses, and visitors. As required by the Evaluation and Appraisal Report, the implementation and improvement of water supply plans with on-going projects must be completed. Using the established level of service standards and tools to effectively monitor and update infrastructure metrics over time, the City will be able to streamline infrastructure projects and the overall quality of life for the residents of Crestview.

## 4.1 Recommendations from LDR Policy Crosswalk

- Policy 10.A.1.2 and Policy 10.D.1.1 need to be updated to include the LOS standards.
- Policy 10.A.1.4 – Add specific methodologies for determining available capacity and the impact upon capacity of any proposed development.
- Policy 10.B.1.4 – LOS standards for solid waste should be included.
- Policy 10.C.1.5 – If desired, add policy around the development of site-specific plans to protect natural drainage features and incorporate such features into the site planning and development process.

## 4.2 Recommendations from the Evaluation Appraisal Report

- Policy 10.D.3.7 requires the implementation of NWFWMD Water Supply Plan. A policy needs to be added about consistency with the NWFWMD Plan.
- Water supply plan is out of date and needs to be updated per F.S. 163.3177. The water supply work plan must be updated every five years minimum within eighteen months after the governing board of the water management district approves the update. The work plan will need to include elements that discuss the projection of the local government's needs for a 10-year period, identification and prioritization of the water supply facilities, and capital projects identified, including financially feasible revenue sources. The element will need to identify alternative water supply projects and traditional water supply projects, as well as conservation and reuse necessary to meet the water needs identified in F.S. 373.709.
- Update 10.D.3.11 or add new policy to incorporate the alternative water supply projects and other requirements of this section for at least a 10-year planning period. Update with current projects.
- Update 10.A.1, 10.A.2, 10.D.4, 10.E.1 based on current problems and needs as identified in the Data Inventory and Analysis.

## 4.3 Other Recommendations

- Recommend that the City update/provide future infrastructure conditions to better understand the current state and the projected outlook of services within the City.
- Maintain sanitary sewer LOS at 108 gallons per capita per day.
- Maintain LOS for stormwater.
- Maintain an infiltration/inflow rate of 20% of average daily flow or better.
- Continue expanding septic-to-sewer based on further analysis of the potential wastewater facilities, their capacity, projected flows for the next 20 years, and timeline for constructing the sanitary sewer system.

Chapter 8

# INTERGOVERNMENTAL COORDINATION

# 1.0 Introduction

This document provides current and relevant data, regarding the inventory and analysis of the intergovernmental agreements for the City of Crestview. In accordance with the City's Comprehensive Plan and Florida Statutes (FS) Chapter 163 (Intergovernmental Programs), Sections 163.3177(1)(f) and 163.3177(6)(h), the information presented in this element adheres to the statutory requirements of the development of the Intergovernmental Coordination Element.

## 1.1 Alignment with the Strategic Plan

The 2023-2028 Crestview Strategic Plan includes a mission "to improve the quality of life by providing exceptional municipal services." One way to work toward that mission is to coordinate with other governmental agencies that assist the City in the provision of such services. "Infrastructure" is included in one of the primary focus areas. Coordination with other agencies such as those for permitting, is necessary to achieve the goals outlined in the Strategic Plan.

# 2.0 Existing Conditions

## 2.1 Intergovernmental Coordination Inventory

### 2.1.1 Area of Concern

The area of concern for intergovernmental coordination includes Okaloosa County, the Okaloosa County School Board, and the Northwest Florida Water Management District. Policy 13.03 identifies Okaloosa County, and should be amended to include the school board and water management district pursuant to Section 163.3177(6)(h)1.

### 2.1.2 Intergovernmental Inventory

Information presented in the table herein includes: the coordinating entity, coordination issue, nature of the relationship, the office with primary responsibility for coordination, and the effectiveness of coordination.

Note: The West Florida Regional Planning Council, as listed in §186.512, F.S. and Rule 29A-1.001, Florida Administrative Code, is now referred to as the Emerald Coast Regional Council.

| Agency | Office with Primary Responsibility | Subject | Nature of Relationship | Existing Coordination Method |
|---|---|---|---|---|
| **Federal Agencies** | | | | |
| **Federal Aviation Administration (FAA)** | City Planning Department | Height notifications | Coordination | Policy 7.A.11.8 - City will participate with the Northwest Florida Steering Committee to insure coordination of various aviation activities relative to land use decisions in the region. |
| **US Air Force, Eglin AFB** | City Planning Department | Local Planning Agency actions | Review and comment | Okaloosa County Comprehensive Plan Committee |
| **Federal Emergency Management Agency (FEMA)** | City Planning Department/ Building Department | National Flood Insurance Program | Coordination. Locally, convey information regarding flood zones | Participate in the review/update of FIRM. |
| | City – unassigned | Community Rating System (CRS) Program | Administration of the program locally. | None. Crestview is not a participant in the CRS. Recommended. |

| Agency | Office with Primary Responsibility | Subject | Nature of Relationship | Existing Coordination Method |
|---|---|---|---|---|
| **State Agencies** | | | | |
| **Department of Commerce (previously the Department of Economic Opportunity)** | Division of Community Development | Comprehensive Plans and subsequent amendments | Technical Assistance / Review and Regulation | Transmittal of Comprehensive Plan amendments to the Department for review and comment. |
| | Division of Emergency Management | State Emergency Response Team (SERT) | Administration of the Comprehensive Emergency Management Plan; state liaison with federal and local agencies regarding emergencies. | Via the County Emergency Manager and City Manager. |
| | Community Services & Assistance for Governments and Organizations | Community Development Block Grant (CDBG) and Community Services Block Grant (CSBG) | Grants | Between the City's Community Development Services Director and the State Department of Commerce |
| | | Special Districts | Technical Assistance | Between the City's Community Development Services Director and the State Department of Commerce |
| | Division of Community Development, Office of Long-Term Resiliency | Administration of HUD grant programs including CDBG for Disaster Recovery and Mitigation | Grant: Helps communities fund the hardening of infrastructure and critical facilities | Between the City Manager's office and Florida Commerce, Division of Community Development. |
| **Department of Transportation, District 3** | FDOT D3, Planning Administration | Review of Comprehensive Plan amendments | Technical Assistance / Review and Regulation | Transmittal of Comprehensive Plan amendments to the FDOT for review and comment |

| Agency | Office with Primary Responsibility | Subject | Nature of Relationship | Existing Coordination Method |
|---|---|---|---|---|
| **Department of Environmental Protection** | Office of Intergovernmental Programs | National Environmental Policy Act (NEPA) | Permitting | Between the City's Community Development Services Director, the DEP Office of Intergovernmental Programs, and the Environmental Protection Agency |
| | | Review of Comprehensive Plan Amendments | Technical Assistance / Review and Regulation | Between the City's Community Development Services Director and the DEP Office of Intergovernmental Programs |
| | Division of Waste Management | Storage Tank Regulation | Permitting | Applicant works with DEP and submits to City. |
| | | Hazardous Waste Generators | Permitting | Applicant works with DEP and submits to City. |
| | | Underground Injection Control Program | Permitting | Applicant works with DEP and submits to City. |
| | Division of Air Resource Management | Air Permitting | Permitting | Applicant works with DEP and submits to City. |
| | Division of Water Resource Management | National Pollutant Discharge Elimination System (NPDES) | Permitting | Applicant works with DEP and submits to City. |
| | | Wastewater Facilities | Permitting | Applicant works with DEP and submits to City |
| | Division of Environmental Assessment and Restoration | Total Maximum Daily Load (TMDL) Water Quality Restoration | Permitting | Applicant works with DEP and submits to City. |

| Agency | Office with Primary Responsibility | Subject | Nature of Relationship | Existing Coordination Method |
|---|---|---|---|---|
| | Florida Communities Trust | Land acquisition program | Funds granted through the Florida Forever Act to communities with the purpose of protecting natural resources, providing recreational opportunities and preserving working waterfronts. | City Manager or designee to FCT. |
| **DEP and NWFLWMD** | City Engineering Department and/or Planning | Environmental Resources Permitting (ERP) | Permitting | Between applicant and DEP; submitted to the City. |
| **Department of State (DOS), Division of Historical Resources (DHR)** | Planning Department | Determination of historical resources | Technical Assistance regarding historical resources. | Applicant submits request to DOS for determination of historical resources on subject property. State determines via Florida Master Site File. |
| **Regional Agencies** | | | | |
| **Northwest Florida Water Management District (NWFWMD)** | Division of Resource Management | Regional Water Supply Planning | Technical Assistance / Review and coordination with Water Supply Plan. | |
| | | Flood Insurance Rate Map (FIRM) update | Regulatory | |
| | | Reclaimed water projects | Permitting | |
| | | Water Supply Development | Technical Assistance | |

| Agency | Office with Primary Responsibility | Subject | Nature of Relationship | Existing Coordination Method |
|---|---|---|---|---|
| | | Surface Water | Permitting | |
| **Emerald Coast Regional Council (ECRC)** | ECRC | Dispute Resolution Process | Regulatory | Contact ECRC |
| | ECRC | Clearinghouse | Review | |
| | ECRC | Long-Range Transportation Planning (LRTP) | Coordination | Monthly committee meetings staffed by the TPO; city staff attends. |
| **Okaloosa/Walton Transportation Planning Organization (OWTPO)** | Elected Officials | TPO membership | Decision-making board | Monthly committee meetings staffed by the TPO. |
| | Planning Department | Technical Coordinating Committee | Recommending body to the OWTPO | Monthly meetings. |
| | Planning Department | Transportation Improvement Plan (TIP) | Coordination | As needed. |
| **Local Agencies** | | | | |
| **Town of Cinco Bayou** | Planning Department | Public School Facility Planning and Concurrency | Interlocal Agreement | Biannual coordination meetings |
| **City of Destin** | Planning Department | Public School Facility Planning and Concurrency | Interlocal Agreement | Biannual coordination meetings |
| **City of Ft. Walton Beach** | Planning Department | Public School Facility Planning and Concurrency | Interlocal Agreement | Biannual coordination meetings |
| **City of Laurel Hill** | Planning Department | Public School Facility Planning and Concurrency | Interlocal Agreement | Biannual coordination meetings |

| Agency | Office with Primary Responsibility | Subject | Nature of Relationship | Existing Coordination Method |
|---|---|---|---|---|
| **City of Mary Esther** | Planning Department | Public School Facility Planning and Concurrency | Interlocal Agreement | Biannual coordination meetings |
| **City of Niceville** | Planning Department | Public School Facility Planning and Concurrency | Interlocal Agreement | Biannual coordination meetings |
| **City of Shalimar** | Planning Department | Public School Facility Planning and Concurrency | Interlocal Agreement | Biannual coordination meetings |
| **City of Valparaiso** | Planning Department | Public School Facility Planning and Concurrency | Interlocal Agreement | Biannual coordination meetings |
| **Okaloosa County** | Planning Department | Affordable Housing Programs | Coordination | Inclusion of Community Development Director on the committee. |
| | Planning Department | Comprehensive Plan amendments | Reviewing agency | Submission of Future Land Use Map amendments to the County for review. |
| | Okaloosa County Emergency Management | Local Mitigation Strategy (LMS) | Coordination | Between the Planning Division of the Okaloosa County Growth Management Department, the County Emergency Management Director, the Florida Division of Emergency Management |
| | Okaloosa County Planning Department and Okaloosa District Schools | Public School Facility Planning, Concurrency, and Joint Use Facilities | Interlocal Agreement | Staff Working Groups - at least two times a year<br><br>County Commission, Governing Body of each Municipality, and the School Board - annual coordination meeting |
| **Okaloosa County School District** | School Board and Facilities Planning and Maintenance | Public School Facility Planning, Concurrency, and Joint Use Facilities | Interlocal Agreement | Between the City Management, Community Development Services, Parks & Recreation and the School District's Facilities Planning and Maintenance Department Program Directors |

Table 2.1.2.b: Intergovernmental Coordination Agreements / Contracts

| Coordinating Entity and Date | Office with Primary Responsibility | Subject | Nature of Relationship | Terms |
|---|---|---|---|---|
| Okaloosa County and City of Crestview (May 2023) | City Manager | Okaloosa County Veterans Memorial | A lease agreement for the Okaloosa County Veterans Memorial to be located on property, including gazebo, plantings, benches, etc., all of which were donated to the City upon completion | Currently effective |
| Okaloosa County and municipalities (October 2022) | Library | Public Library Cooperative | Cooperation in the operation of a countywide public library cooperative in Okaloosa County; to provide for equal access to free public library service in the Cooperative service area; and to formulation and implement consistent plans, programs, policies, and procedures in the operation, maintenance and development of library services | Currently effective |
| City of Crestview, Okaloosa County, and Auburn Water System, Inc. (June 2021) | Public Services | Water Service | The City of Crestview requests the rights to provided potable water to a proposed subdivision within a portion of the geographical boundaries of Auburn Water Systems. | Currently effective |
| Okaloosa County and municipalities (September 2021) | City Manager | Tourist Development Tax Revenues | The County agrees to monthly earmark 12.5% of Tourist Development Tax revenues for the listed municipalities. | Effective for a term of 20 years beginning on March 1, 2022. |
| Okaloosa County and the City of Crestview (November 2020) | Public Services | Southwest Crestview Bypass | Utility Relocation, Land Exchanges, and Vacation of Right-of-Way for the Southwest Crestview Bypass | Currently effective |

| Coordinating Entity and Date | Office with Primary Responsibility | Subject | Nature of Relationship | Terms |
|---|---|---|---|---|
| Okaloosa County and the City of Crestview (June 2019) | Public Services | PJ Adams Parkway Widening Project | Bid Utility Adjustments as a component of PJ Adams Parkway Widening Project. The County is responsibility for managing the relocation of City Utilities and the City is responsible for design associated with the relocation of City Utilities. | Currently effective |
| Okaloosa County, the City of Crestview, and D.R. Horton, Inc. (September 2017) | Public Services | Redstone Commons Utility Easements | The original easement at Redstone Commons may be released and that three additional easements are granted to provide necessary access and maintenance by the County of their utilities (Replacement Easements). | Currently effective |
| Okaloosa County, the City of Crestview, and the City of Crestview Community Redevelopment Agency (CRA) (April 2018) | City Manager | CRA Plan | Amending the CRA Plan and extended term of the CRA to terminate on September 30, 2040. Adding an ex officio (non-voting) member representing the County as a new member to the CRA Board. | Currently effective |
| The Gori Family Limited Partnership, Okaloosa Development Company, Inc., Fox Valley Owners' Association, Inc., and the City of Crestview (December 2016) | Public Services | Settlement Agreement | Compromise and settlement of litigation with execution of the Notice of Dismissal with Prejudice showing that the Parties have settled the case regarding proposed access connection to the Fox Valley Subdivision. | Currently effective |

| Coordinating Entity and Date | Office with Primary Responsibility | Subject | Nature of Relationship | Terms |
|---|---|---|---|---|
| Okaloosa County and municipalities (February 2015) | City Manager | Transit Cooperative | To provide cooperation of fixed route transit service throughout the legal service area of the cooperative and to formulate and implement consistent plans, programs, policies, and procedures in the operation, maintenance and development of Transit service throughout the legal service areas of the participating entities. | Currently effective |
| Okaloosa County and listed municipalities and fire control districts (February 2015) | Police and Fire Department | Fire Departments and Public Safety | Mutual aid agreement between fire departments and departments of public safety where each of the other parties effectively assists the other in the event of the fire or other emergency that endangers life or property. | Currently effective |
| Okaloosa County and municipalities (September 2013) | City Manager | Local Option Gas Tax Revenues | The distribution of all local option gas taxes required to be shared with the municipalities in accordance with the provisions of Section 336.025, Florida Statutes. | Currently effective |
| Okaloosa County and municipalities (April 2011) | City Manager | Northwest Florida Military Sustainability Partnership | Provides for the creation of, membership in, and operation of the Northwest Florida Military Sustainability Partnership, a newly-formed entity created for the purpose of providing a permanent government agency dedicated to the viability of existing and future potential missions at Eglin Air Force Base, Eglin Reservation, and Hurlburt Field. | Currently effective |

| Coordinating Entity and Date | Office with Primary Responsibility | Subject | Nature of Relationship | Terms |
|---|---|---|---|---|
| Okaloosa County School Board, Okaloosa County, and municipalities (December 2006) | Planning | School Coordination | Addresses requirements of S163.3177, F.S. that school boards, counties, and non-exempt municipalities enter into an agreement establishing coordination mechanisms. | Currently effective |
| Okaloosa County and municipalities (May 2003) | City Manager | Local Option Gas Tax Revenues | The distribution of all local option gas taxes required to be shared with the municipalities in accordance with the provisions of Section 336.025, Florida Statutes. | Expired May 2013. Replaced by 2013 Interlocal Agreement for the distribution of the six cents local option gas tax. |
| City of Crestview and Okaloosa County (May 2001) | Public Services | Water and Sewer Service Areas | The County and City agree that each has the absolute right to provide water and/or sewer services to all areas currently within its municipal boundaries. If property is annexed into the City, the City will have the option of assuming responsibility to provide service to the property and paying the County $1,000 for each customer. | Currently effective |
| City of Crestview and Okaloosa County (July 2001) | City Manager | One Cent Local Government Infrastructure Surtax | Establish a distribution formula for the proceeds of a proposed one cent Local Government Infrastructure Surtax pursuant to Section 212.055(2), Florida Statutes, between Okaloosa County and the municipalities of Okaloosa County, if approved by a voter referendum. | Currently effective |
| Auburn Water System, INC., and The City of Crestview (January 1991) | City Manager | Stipulated Settlement Agreement | Agreement to assign boundaries of water distribution. | No expiration date |

# 3.0 Intergovernmental Coordination Analysis

## 3.1 Opportunities and Needs by Comprehensive Plan Element

### 3.1.1 Future Land Use

Crestview does not share a jurisdictional boundary with any other municipality. The 2020 Comprehensive Plan noted that coordination on land use issues could be enhanced by adoption of similar levels of service for shared public facilities, similar land use and density requirements along shared jurisdictional boundaries, and adoption of compatible land development regulations. These recommendations continue to be valid.

An issue of particular land use significance for the municipalities in Okaloosa County is that of annexation. In recent years, several of the municipalities within the County have expanded their jurisdictions through the annexation of land. This has at times been problematic in terms of clear understanding of changing municipal boundaries. To attempt to remedy this problem, the City has entered into an interlocal agreement with the County and other municipalities to notify the County when an annexation ordinance has been adopted. This process essentially affirms the requirements of Florida Statutes (See §177.042 and §177.044, F.S.). Procedures for implementation of Joint Planning Areas, especially those for the purpose of annexation, should be included in policy with the update of the Plan.

### 3.1.2 Traffic Circulation

Intergovernmental coordination regarding transportation in the Crestview urban area is generally good. The OWTPO was established to lead the transportation planning process for the metropolitan area. The OWTPO is comprised of local elected officials and staffed by the Emerald Coast Regional Council. This arrangement provides a forum for discussion and action on local transportation issues.

In addition, the Crestview Planning staff is part of the Technical Coordinating Committee, comprised of local officials experienced in technical fields, which advises and makes recommendations to the OWTPO on a monthly basis.

### 3.1.3 Housing

The Crestview Housing Authority (CHA) adopted a mission "to provide decent and safe rental housing for eligible low-income families, and persons with disabilities within the City of Crestview, Florida." This organization manages Section 8 housing vouchers and works directly with landlords. The CHA provides 273 public housing units to city residents.[1]

### 3.1.4 Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge

As noted in the Infrastructure Element, the City coordinates closely with the County to eliminate sanitary sewer service areas with duplicate facilities and to source alternative water sources. Within the Intergovernmental Element, the City's Comprehensive Plan also includes that the City will implement agreements with the County for solid waste. Drainage is one area in which intergovernmental coordination could be improved. Due to the geographic location of the City, surrounded by the County, stormwater flow across jurisdictions created shared interest in the coordination.

Additionally, the Intergovernmental Coordination Element states that the City will implement recommendations from the Regional Water Supply Plan. This requires coordination with the County and the Northwest Florida Water Management District in order to implement the recommendations of the Plan.

### 3.1.5 Conservation

Intergovernmental coordination on the conservation of natural resources is oriented primarily toward a state-local relationship more than interlocal efforts. Crestview and Okaloosa County participate in the National Flood Insurance Program (NFIP). In addition, all other municipalities within Okaloosa County participate in the NFIP. As such, each local government within the County has a Flood Damage Prevention Ordinance, which regulates development in flood-prone areas.

[1] *https://www.chafl.com/, accessed August 23, 2023*

Crestview is not a participant in the Community Rating System regarding floodplain management to in turn reduce local flood insurance. Crestview should work toward becoming a participant in the program to lessen the costs of homeownership within the City limits.

Regulation of wetlands, estuarine marshes, submerged lands, air pollution, wildlife management areas, and other major natural resources is primarily through state agencies. The City coordinates with the state by informing potential developers of state rules and requirements in these areas. In addition, regarding historical resources, the Department of State, Division of Historical Resources is requested to report from the State Master Site File those resources determined to be significant on a subject parcel at the time of a Comprehensive Plan Future Land Use Map amendment.

### 3.1.6 Recreation and Open Space

The City and the Okaloosa County School Board adopted an Interlocal Agreement for shared parks and recreation facilities as part of the Interlocal Agreement for Public School Facility Planning. The City entered into this agreement in 2006. Section 9 of this agreement "Co-location and Shared Use" describes the intent of co-location and shared use of recreational facilities. Specifically stated, "the School Board will look for opportunities to co-locate and share use of school facilities and civic facilities when preparing the District Educational Facilities Plan." In addition, Crestview will look for opportunities to co-locate and share the use of City recreational facilities.

## 3.2 Coordination among Local Comprehensive Plans

Chapter 163, F.S. requires the Comprehensive Plan to "provide for procedures to identify and implement joint planning areas, especially for the purposes of annexation, municipal incorporation, and joint infrastructure service areas." Neither the City nor the County's Comprehensive Plan discuss joint planning areas. This requirement will need to be met through policy in order to establish procedures that identify and implement these areas so as to ensure that the interests of the City are fully considered.

The City also has the opportunity to participate in the review and comment of amendments to the Comprehensive Plan of the County upon request to the County Growth Management Department. When a proposed amendment is available for review, as part of the required public participation process, the City may review the proposal to ascertain any impacts to the City. This process is available via §163.3184(3)(b).c.

## 3.3 Recognition of Campus Master Plans

Chapter 163.3177 also requires the Comprehensive Plan to "provide for recognition of campus master plans prepared pursuant to s. 1013.30." The statutes define "institution" as a university. Although the Northwest Florida State College Robert L.F. Sikes Education Center, Northwest Florida State College Aviation Center of Excellence, and Florida A&M University College of Pharmacy are located within the City, none independently are considered a university since the main campuses are located elsewhere. Each respective university board of trustees is required to prepare and adopt a campus master plan for the university, which is conducted at the primary campus. Therefore, the need to address campus master plans is not required in Crestview.

## 3.4 Coordination with Regional Policy Plan

Section 186.507, F.S. requires each regional council to adopt a Strategic Regional Policy Plan. The Emerald Coast Regional Council does not have a current regional policy plan and therefore a comparison for consistency to that document is not practical. The current document has not been updated since adoption.

## 3.5 Coordination with Plans of the School Board and Other Units of Local Government Providing Services but Not Having Regulatory Authority over the Use of Land

This element is required to include principles and guidelines to be used to coordinate the adopted comprehensive plan with the plans of the school board and other units of local government that provide facilities and services but do not have regulatory authority over the use of land. Further, such principles and guidelines must be formalized (by interlocal or other formal agreement) within one year after adoption into the Comprehensive Plan.

Formal coordination is already in place for the provision of infrastructure facilities and services, and procedures have been developed for coordination with the School Board regarding population projections and public school siting. An interlocal agreement was adopted that specifies that the City and the School Board will coordinate and base their plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment and that a school Site Selection Committee will be established with members of the School Board and the City when the need for a new school is identified in the district educational facilities plan.

### 3.6 Voluntary Dispute Resolution

Recognizing that disputes will occasionally arise between local governments over growth management issues, the City continues its policy to resolve conflicts with other local governments through the Emerald Coast Regional Council informal mediation process when considered necessary.

Policy 13.A.2.3 describes an "Okaloosa County Comprehensive Plan Committee" that functions as the first step in dispute resolution with any comprehensive planning conflicts. Policy 13.a.2.2 mentions the regional council's dispute resolution process for resolving conflicts with other local governments. These policies could be augmented with additional policy to better describe the intent and process of this committee, and the dispute/conflict resolution process.

## 4.0 Recommendations

Transportation coordination and the collaboration with the Okaloosa County School District and other local governments regarding school impacts and planning currently have great structure and coordination in the Crestview Comprehensive Plan Goals, Objectives, and Policies. The Intergovernmental Coordination Element updated policies will include those identified needs included within this review. These include amended policy regarding the creation of joint planning areas, the dispute resolution process, and the coordination of annexations. Additional coordination regarding regional resources can be also included to better coordinate development impacts to such assets.

### 4.1 Recommendations from LDR Policy Crosswalk

- The Comprehensive Plan Policy Crosswalk did not identify any additional policies needed to address any Land Development Code regulations.

### 4.2 Recommendations from the Evaluation and Appraisal Report

- Address how Crestview will identify and implement Joint Planning Areas and joint infrastructure service areas.
- Include policies regarding the annexation of property.
- Include improved policy regarding the dispute resolution process, outside of that for public school facility planning which is currently specifically mentioned.
- Address coordination with the Bob Sikes Airport.
- Include new policies to address how the impacts of development approved within Crestview will be coordinated with impacts to Okaloosa County.
- Include strategies that speak to coordination of level of service standards with entities which have operational and maintenance responsibility within the City (e.g. FDOT).

### 4.3 Other Recommendations

- All recommendations for amendment to the Intergovernmental Coordination Element are included above. No additional goals, objectives, or policies are necessary to satisfy the Florida Statutes or the current Land Development Code.

Chapter 9

# PUBLIC SCHOOLS

# 1.0 Introduction

The Public Schools Facilities Element (PSFE) is not a required element of the Comprehensive Plan according to §163.3177, Florida Statute. This element was previously required but was removed and by default made optional in the early 2010s. Including this element demonstrates Crestview's dedication to partnering with the school district and other local governments and ensuring that the students of Okaloosa County are provided with adequate capacity (I.e. school seats) and facilities possible. Crestview recognizes that an effective school system depends upon future planning, proper site location, supporting infrastructure, and the availability of services.

This data and analysis will provide an evaluation of the public school system's existing conditions utilizing data provided by Okaloosa County School District. An Interlocal Agreement for Public Schools was signed by the City of Crestview and Okaloosa County with the School Board of Okaloosa County and the following cities in 2006: Destin, Ft. Walton Beach, Laurel Hill, Mary Esther, Niceville, Valparaiso, Cinco Bayou, and Shalimar.

## 1.1 Interlocal Agreement

Pursuant to Florida Statutes during the time of adoption of the Interlocal Agreement (ILA) for Public School Facilities, which was December 11, 2006, the PSFE was required to be included in the Comprehensive Plan. On that date, the City of Crestview entered into an ILA with the School Board of Okaloosa County and the governmental agencies mentioned above in an effort to affirm their "obligation and responsibility for the education, nurture and general well-being of the children within their community." This recognition seeks implementation through coordination of "comprehensive land use and school facilities planning programs" specifically:

1. better coordination of new schools in time and place with land development;
2. greater efficiency for the school board and local governments by placing schools to take advantage of existing and planned road, water, sewer, stormwater, and parks;
3. improved student access and safety by coordinating the construction of new and expanded schools with the roads and sidewalk construction programs of the local governments;
4. better defined urban form by locating and designing schools to serve as community focal points;
5. greater efficiency and convenience by co-locating schools with parks, ball fields, libraries, and other community facilities to take advantage of joint use opportunities; and
6. reduction of pressures contributing to urban sprawl and support of existing neighborhoods by appropriately locating new schools and expanding and renovating existing schools.

In addition, the ILA agrees that the level of service standard for schools is as follows:

### Table 1.1.1 Interlocal Agreement Level of Service Standards by School Type

| Type of School | Level of Service |
|---|---|
| Elementary | 100% of DOE permanent capacity |
| Middle | 100% of DOE permanent capacity |
| High | 100% of DOE permanent capacity |
| Special Purpose | 100% of DOE permanent capacity |

*Source: Interlocal Agreement for Public School Facility Planning, effective December 11, 2006*

An ILA for Public Schools is still required by §163.31777, F.S. The direction of the legislature is to address the following in the ILA:

1. A process by which each local government and the school board agree on population projections and student enrollment. The geographic location of growth forecasts should be considered.
2. Participation by impacted local governments in the discussion of the evaluation of school closures, significant renovations to existing schools, and new school site selection before land acquisition. This discussion shall include the consistency with the respective local government's Comprehensive Plan.
3. A process for determination of the need for and timing of onsite and offsite improvements to support new, expanded, or redevelopment of existing schools.
4. A process for the school board to inform the local government regarding the effect of comprehensive plan amendments on school capacities. How the school district will meet the public school demand based upon the facilities work program should be part of the process.
5. A method for local government participation in the preparation of the annual update to the district's five-year district facilities work program and educational plant survey.
6. A process for determination of where and how joint use of either school board of local government facilities can be shared for mutual benefit and efficiency.
7. A dispute resolution procedure for differences between the district school board and the local government.
8. An oversight process, including one for public participation, for the implementation of the interlocal agreement.

Crestview should review the ILA with the other governing agencies to determine current compliance with state law. The ILA requires an annual meeting to discuss potential amendments to the levels of services adopted and as shown in Table 1.1.1.

## 1.2 Alignment with the Strategic Plan

Although the Public Schools Facilities Element is optional pursuant to Florida Statutes, Crestview included "educational opportunities" and "youth" as strengths in the SWOT analysis of the Strategic Plan. These cultural aspects are noted as important within the community. Placing emphasis on public schools facilities by working with the school district and board is an avenue of growing those strengths.

# 2.0 Existing Conditions

## 2.1 Population Projections

When reviewing school adequacy and capacity, the current and future populations must be analyzed. Projected population growth helps determine the student-generated need for school facilities. Crestview's 2021 population of 27,366 is expected to increase to 36,992 or by 26% by 2040. In 2050, it is projected that 14.23% of the County's total population will reside in the city limits of Crestview.

### Table 2.1.1 Population Projections, Total (Permanent + Institutional), 2010-2050

| Year | Total County Population (Includes Cities) | Average Annual Increase | City of Crestview | Crestview Average Annual Increase | Crestview Percentage of Total Population |
|---|---|---|---|---|---|
| 2010 | 180,822 | - | 20,978 | - | 11.60% |
| 2020 | 211,668 | 17.06% | 27,134 | 29.35% | 12.82% |
| 2021 | 213,203 | 0.73% | 27,366 | 0.86% | 12.84% |
| 2025 | 223,601 | 4.88% | 29,372 | 7.33% | 13.14% |
| 2030 | 233,803 | 4.56% | 31,401 | 6.91% | 13.43% |
| 2035 | 241,900 | 3.46% | 33,061 | 5.29% | 13.67% |
| 2040 | 248,900 | 2.89% | 34,545 | 4.49% | 13.88% |
| 2045 | 254,796 | 2.37% | 35,830 | 3.72% | 14.06% |
| 2050 | 260,003 | 2.04% | 36,992 | 3.24% | 14.23% |

*Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.*

## 2.2 Population of School Aged Children, 2021

To further break down the population of Crestview, an age cohort is included for school-aged children and those rising into the school system in upcoming years (ages 0-4) as projected in 2021. In Table 2.2.1, pre-school-aged children populations are shown. Table 2.2.2 shows the school-aged children in 2021. This group of residents between the ages of five and 19 totaled 5,716 students in Crestview and an overall 39,044 students in all of Okaloosa County.

### Table 2.2.1 Population of Preschool-Aged Persons (Permanent + Institutional), 2021

| Age | Crestview | Okaloosa | Crestview Percent of Okaloosa |
|---|---|---|---|
| 0-4 | 2,343 | 13,858 | 16.91% |

*Source: U.S. Census Bureau, 2017 - 2021 American Community Survey 5-Year Estimates*

### Table 2.2.2 Population of School-Aged Persons (Permanent + Institutional), 2021

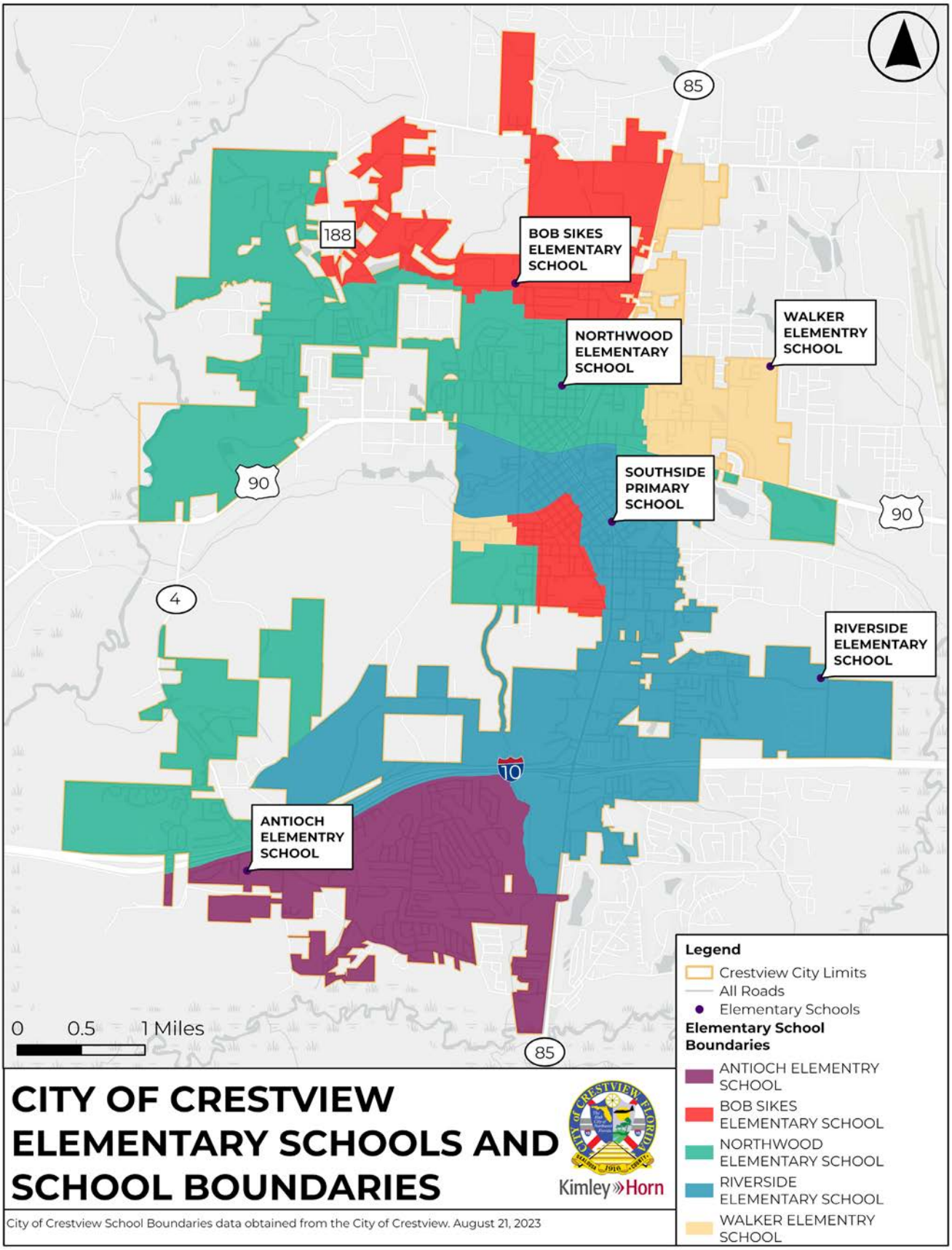
| Age | Crestview | Okaloosa | Crestview Percent of Okaloosa |
|---|---|---|---|
| 5-9 | 2,123 | 12,733 | 16.7% |
| 10-14 | 1,954 | 13,272 | 14.7% |
| 15-19 | 1,639 | 13,039 | 12.6% |
| **TOTAL** | **5,716** | **39,044** | **14.6%** |

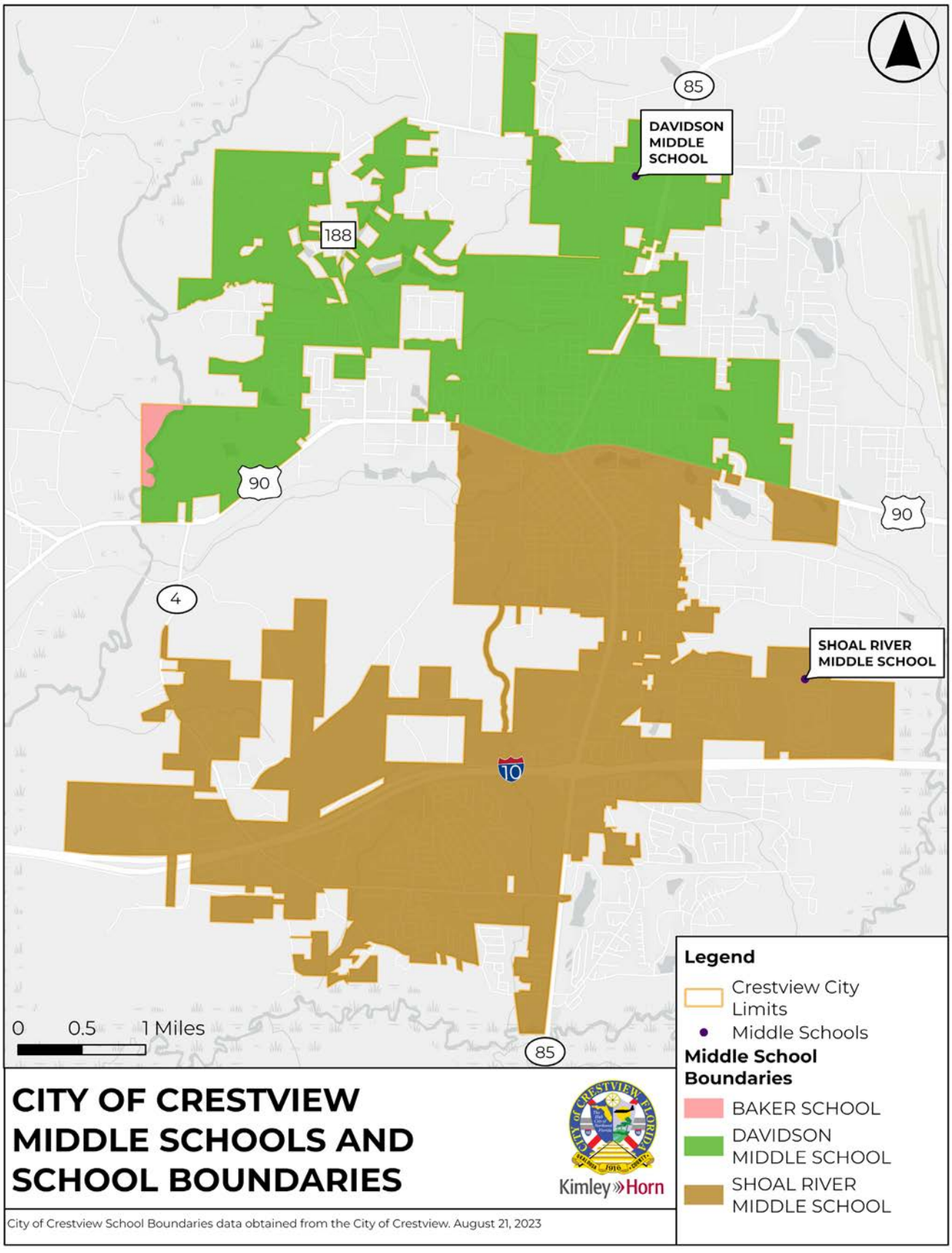
*Source: U.S. Census Bureau, 2017 - 2021 American Community Survey 5-Year Estimates*

With the above data, a projection of approximately 5,700 student stations are needed in 2021 for children living in Crestview, not accounting for the percentage of students who attend private schools and those whom are home-schooled.

## 2.3 Attendance Zones and Schools Within Crestview and the Vicinity

Table 2.3.1 reports the number of students enrolled at each of the respective schools during the 2022-2023 school year. Crestview High School is the only senior high school attendance zone for city residents. Middle school attendance zones are segmented by U.S. 90. Those students residing south of HWY 90 are in the Shoal River Middle School attendance zone, and those north of U.S. 90 are in the Davidson Middle School attendance zone. Figure 2.3.1 depicts the boundaries of the elementary attendance zones within the vicinity of Crestview.


85
188
BOB SIKES ELEMENTARY SCHOOL
NORTHWOOD ELEMENTARY SCHOOL
WALKER ELEMENTRY SCHOOL
90
SOUTHSIDE PRIMARY SCHOOL
90
4
RIVERSIDE ELEMENTARY SCHOOL
10
ANTIOCH ELEMENTRY SCHOOL
85
0 0.5 1 Miles
Legend
Crestview City Limits
All Roads
Elementary Schools
Elementary School Boundaries
ANTIOCH ELEMENTRY SCHOOL
BOB SIKES ELEMENTARY SCHOOL
NORTHWOOD ELEMENTARY SCHOOL
RIVERSIDE ELEMENTARY SCHOOL
WALKER ELEMENTRY SCHOOL
CITY OF CRESTVIEW ELEMENTARY SCHOOLS AND SCHOOL BOUNDARIES
Kimley»Horn
City of Crestview School Boundaries data obtained from the City of Crestview. August 21, 2023


85
DAVIDSON MIDDLE SCHOOL
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SHOAL RIVER MIDDLE SCHOOL
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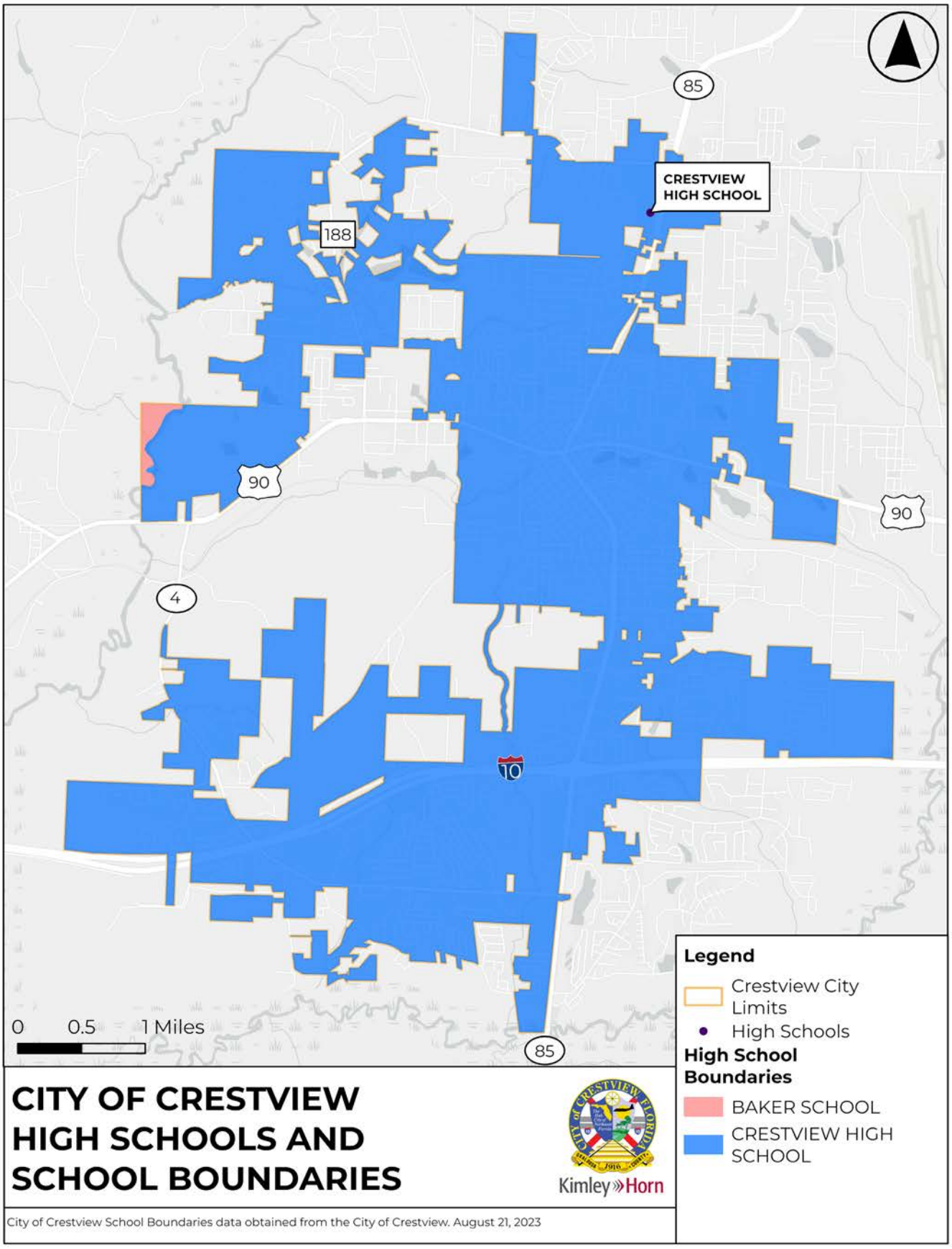
Legend
Crestview City Limits
Middle Schools
Middle School Boundaries
BAKER SCHOOL
DAVIDSON MIDDLE SCHOOL
SHOAL RIVER MIDDLE SCHOOL
CITY OF CRESTVIEW MIDDLE SCHOOLS AND SCHOOL BOUNDARIES
Kimley»Horn
City of Crestview School Boundaries data obtained from the City of Crestview. August 21, 2023


85
CRESTVIEW HIGH SCHOOL
188
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0 0.5 1 Miles
Legend
Crestview City Limits
High Schools
High School Boundaries
BAKER SCHOOL
CRESTVIEW HIGH SCHOOL
CITY OF CRESTVIEW HIGH SCHOOLS AND SCHOOL BOUNDARIES
Kimley»Horn
City of Crestview School Boundaries data obtained from the City of Crestview. August 21, 2023

Accordingly, Table 2.3.1 reports the 2022-2023 enrollment data for each of the schools that serve Crestview students. This data is typically recorded on the 40th day of the school year.

### Table 2.3.1 Total Enrollment by School and by Grade, 2022-2023

| Facility | Total Number of Students | Grade | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Pre-K | K | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| Antioch Elementary | 1,016 | | 151 | 124 | 161 | 198 | 187 | 194 | | | | | | | |
| Bob Sikes Elementary | 829 | 11 | 111 | 127 | 150 | 152 | 139 | 139 | | | | | | | |
| Northwood Elementary | 828 | 22 | 144 | 150 | 152 | 136 | 105 | 119 | | | | | | | |
| Riverside Elementary | 947 | 20 | 154 | 161 | 138 | 198 | 123 | 153 | | | | | | | |
| Walker Elementary | 864 | 11 | 119 | 153 | 142 | 182 | 117 | 140 | | | | | | | |
| Davidson Middle | 1,149 | | | | | | | | 418 | 378 | 353 | | | | |
| Shoal River Middle | 927 | | | | | | | | 314 | 284 | 329 | | | | |
| Crestview Senior High | 2,315 | | | | | | | | | | | 750 | 570 | 521 | 474 |
| **Total** | **8,875** | **64** | **679** | **715** | **743** | **866** | **671** | **745** | **732** | **662** | **682** | **750** | **570** | **521** | **474** |

*Source: Florida Department of Education, Enrollment/Membership by School by Grade, 2022-23, Survey 2*

Table 2.3.2 below explains the student stations within each school and the existing capacity within each school. A student station is defined by the Florida Department of Education as "the net square footage requirements per student (in full time equivalency) based upon the instructional program to be housed; used primarily to determine student capacity of a school."[1] It can include areas that are needed such as the cafeteria, music room, and gymnasium. The capacity is defined as "any instructional space with student stations assigned."[2]

[1] *Florida Department of Education, State Requirements for Educational Facilities, 2014, pg. 11*

[2] *Ibid, pg 4*

## Table 2.3.2 Facilities Data by School, December 2021

| Facility | Classrooms | | | | | | Total Satisfactory Stations (existing) | Student Stations (Capacity) |
|---|---|---|---|---|---|---|---|---|
| | K-3 | 4-8 | 9-12 | ESE | Non-Core | Non-Capacity | | |
| Antioch Elementary | 36 | 8 | 0 | 4 | 5 | 14 | 919 | 919 |
| Bob Sikes Elementary | 36 | 12 | 0 | 1 | 0 | 6 | 922 | 922 |
| Northwood Elementary | 30 | 18 | 0 | 5 | 0 | 10 | 991 | 991 |
| Riverside Elementary | 36 | 13 | 0 | 1 | 0 | 9 | 949 | 949 |
| Walker Elementary | 29 | 11 | 0 | 4 | 0 | 13 | 804 | 804 |
| Davidson Middle | 0 | 36 | 0 | 2 | 8 | 8 | 1,053 | 947 |
| Shoal River Middle | 0 | 31 | 0 | 2 | 6 | 7 | 874 | 786 |
| Crestview Senior High | 0 | 0 | 56 | 5 | 18 | 15 | 1,826 | 1,734 |
| **Total** | **167** | **129** | **56** | **24** | **37** | **82** | **8,338** | **8,052** |

*Source: Florida Department of Education, Florida Inventory of School Houses (FISH) Reports, dated December 01, 2021*
*Note: "Satisfactory student stations" is the number approved for a classroom. Student stations can be fluid, where the local school can move assigned classroom space for different needs. The satisfactory student station is the space intended/originally planned for the classroom space.*

Table 2.3.2 shows that the capacities at Davidson Middle School, Shoal River Middle School, and Crestview Senior High School are less than the total existing satisfactory stations. This can indicate that there are portable buildings to create additional classroom space in usage at the school.

Table 2.3.3 shows the number of students within each grade that are associated with a particular school. The Capital Outlay Full Time Equivalent (COFTE) student numbers are projected in June of each year as student attendance numbers for the following school year. COFTE numbers are used for long-term district facility planning.

The data below indicates that Northwood Elementary has 39.5 COFTE students in grades 9-12. The Emerald Coast Career Institute, which is on or considered adjacent to the Northwood Elementary campus, utilizes both campuses for elementary and special needs students.[3]

### Table 2.3.3 Capital Outlay Full Time Equivalent (COFTE) by School, December 2021

| Facility | PK-ESE COFTE | K-3 COFTE | 4-8 COFTE | 9-12 COFTE |
|---|---|---|---|---|
| Antioch Elementary | 0.06 | 632.34 | 308.06 | 0 |
| Bob Sikes Elementary | 0 | 509.88 | 293.55 | 0 |
| Northwood Elementary | 0.55 | 582.5 | 253 | 39.51 |
| Riverside Elementary | 0 | 609.38 | 286.4 | 0 |
| Walker Elementary | 0.03 | 514 | 284 | 0 |
| Davidson Middle | 0 | 0 | 1,113.48 | 0 |
| Shoal River Middle | 0 | 0 | 853.08 | 0 |
| Crestview Senior High | 0 | 0 | 0.18 | 1,701.5 |

*Source: Florida Department of Education, Florida Inventory of School Houses (FISH) Reports, dated December 01, 2021.*
*[1]According to the Florida Department of Education, the Emerald Coast Career Institute is counted with the Northwood Elementary campus.*

*[3] Email from Violet Brown, Senior Educational Program Director, Office of Educational Facilities, Florida Department of Education, September 29, 2023*

The following table reports the Florida Inventory of School Houses stations, which is defined as "the numbering system used for parcels, buildings and rooms in public educational facilities."[4] In essence, this number includes the land (acreage) needed to support the student educational facilities, and not only the space needed for instruction.

Considering the previous data, Table 2.3.4 tracks the capacities at each of the Crestview area schools.

### Table 2.3.4 Crestview Area Schools Capacity Tracking, 2022 - 2023

| Location | 2022-2023 Satisfactory Student Stations | Actual 2022-2023 FISH Capacity | Actual 2021-2022 COFTE | # Class Rooms | Actual Average 2022-2023 Class Size | Actual 2022-2023 Utilization |
|---|---|---|---|---|---|---|
| Antioch Elementary | 919 | 919 | 952 | 53 | 18 | 104% |
| Bob Sikes Elementary | 922 | 922 | 786 | 47 | 17 | 85% |
| Northwood Elementary | 955 | 955 | 873 | 51 | 17 | 91% |
| Riverside Elementary School | 949 | 949 | 930 | 50 | 19 | 98% |
| Walker Elementary | 804 | 804 | 820 | 44 | 19 | 102% |
| Davidson Middle | 1,053 | 947 | 1,090 | 46 | 24 | 115% |
| Shoal River Middle School | 874 | 786 | 907 | 39 | 23 | 115% |
| Crestview Senior High | 1,826 | 1,734 | 1,724 | 79 | 22 | 99% |
| Crestview Vocational-Technical Center[1] | 258 | 258 | 382 | 13 | 29 | 148% |
| **Total** | **8,560** | **8,274** | **8,464** | **422** | **20.9** | **106.33%** |

*Source: Okaloosa County School District 2022 - 2023 Work Plan, 8/28/2023*
*[1] The Okaloosa Technical Collect offers high school and dual enrolled education.*

Table 2.3.5 depicts the available student capacities of each school within the vicinity of Crestview. The Controlled Open Enrollment capacity for the current school year is used to determine if a student can be enrolled at a specific school facility who does not reside within the adopted school attendance zone and is based upon the capacity of the particular school. The capacity numbers are the result of the number of classrooms considering the maximum class size limitations pursuant to Florida Statute. The Controlled Open Enrollment capacity is officially defined as "a public education delivery system that allows school districts to make student school assignments using parents' indicated preferential educational choice as a significant factor."[5] The COE numbers are reevaluated every 12 weeks within the school district, and within each charter school. The projected enrollment is the COFTE number for the current year, which was determined by the school board in June 2023.

[4] *Florida Department of Education, State Requirements for Educational Facilities, 2017, pg. 6*

[5] *Section 1002.31(1), Florida Statute (2023)*

Table 2.3.5 Crestview Vicinity Schools Controlled Open Enrollment (COE) School Capacity Report, 2023-2024

| Facility | Projected Enrollment | COE Capacity | Percent of COE Capacity | Available Seats |
|---|---|---|---|---|
| Antioch Elementary | 963 | 895 | 108% | Closed |
| Bob Sikes Elementary | 849 | 848 | 100% | Closed |
| Northwood Elementary | 801 | 872 | 92% | 71 |
| Riverside Elementary | 978 | 894 | 109% | Closed |
| Walker Elementary | 878 | 806 | 109% | Closed |
| Davidson Middle | 1,206 | 841 | 143% | Closed |
| Shoal River Middle | 945 | 838 | 113% | Closed |
| Crestview Senior High | 2,390 | 2,045 | 117% | Closed |
| **Total** | **9,010** | **8,039** | | |

*Source: Okaloosa County School District Controlled Open Enrollment School Capacity Report, School Year: 2023-2024, Approved 1/9/2023*
*Note: Florida schools are able to accept students using a parent indicated preferential school choice. "Closed" indicates that the school is over COE capacity, and cannot accept students out of the assigned attendance zone.*

Although Table 2.3.5 indicates most of the schools within and in the vicinity of Crestview are "closed," the Okaloosa County School District must provide preferential treatment to the COE process to accommodate:[6]

- Dependent children of active-duty military personnel whose move resulted from military orders;
- Children who have been relocated due to a foster care placement in a different school zone;
- Children who move due to a court-ordered change in custody due to separation or divorce, or the serious illness of death of a custodial parent; and
- Students residing within the school district.

According to Table 2.3.5, Crestview should look to continue coordination with the Okaloosa County School District Board to identify potential future school sites, in collaboration with Okaloosa County. Not only is there a current demand for increased student stations, but population projections also show the continuation of this need into 2045.

## 2.4 Charter Schools in Crestview

As of the 2023/2024 school year, there are no charter schools within the city limits or the vicinity of Crestview to serve area residents.

[6] *Section 1002.31(2)(c), Florida Statute (2023)*

# 3.0 Future Student and Classroom Projections

## 3.1 Student Classroom Demand

Table 3.1.1 projects the number of school-aged children within the Crestview city limits during the planning horizon of 20 years to the year 2045. This number does not include those students within the vicinity of Crestview, outside of the city limits, yet reside within the attendance zones of Crestview area schools.

### Table 3.1.1 Permanent Population by Age Projections, 2025 -2045

| Age | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|
| 5-9 | 2,437 | 2,672 | 2,751 | 2,838 | 2,906 |
| 10-14 | 1,904 | 2,121 | 2,286 | 2,325 | 2,393 |
| 15-19 | 1,856 | 1,819 | 2,103 | 2,276 | 2,325 |
| **TOTAL** | **6,197** | **6,612** | **7,140** | **7,439** | **7,624** |

*Source: Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.*

Accordingly, a projection is made in Table 3.1.2 for the number of core classrooms by grade level based upon classroom size, which is limited by Florida Statute to 18 children for grades K–3, twenty-two (22) students in grades 4 – 8, and twenty-five (25) students in grands 9 – 12.[7] Note however, that additional non-core classrooms exist at Antioch Elementary (five (5) classrooms and four (4) ESE classrooms), Davidson Middle School (eight (8) classrooms), Shoal River Middle School (six (6) classrooms), and Crestview Senior High School (eighteen (18) classrooms) and are not considered in the core classroom demand below.

Furthermore, it is important to understand that student attendance zones do not follow the City limit boundary, and therefore this information should only be used as an indication of school need. Further study is necessary to compare student addresses to attendance zones and school capacities for the most accurate projection of need.

### Table 3.1.2 Total Projected Core Classroom Demand for Crestview School-Aged Children, 2025 -2045

| Age | 2021 Existing | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|
| 5-9[1] | 167 | 135 | 148 | 153 | 158 | 161 |
| 10-14[2] | 129 | 87 | 96 | 104 | 106 | 109 |
| 15-19[3] | 56 | 74 | 73 | 84 | 91 | 93 |
| **TOTAL** | **352** | **296** | **318** | **341** | **354** | **363** |

*Source: Data from Tables 2.3.2 and 2.5.1.*
*[1] Assumes a classroom size of 18 students*
*[2] Assumes a classroom size of 22 students*
*[3] Assumes a classroom size of 25 students*

[7] *Section 1003.03(1), Florida Statute (2023)*

# 4.0 Coordination Between the City and Okaloosa County School District

The Okaloosa County School District Tentative District Educational Facilities Plan, which includes long-range planning for facilities needs considering a 5-, 10-, and 20-year horizon, must be developed in coordination with the City and all other local governments with Okaloosa County, and must be consistent with each local Comprehensive Plan.[8] This coordination is required to consider the projected student populations by geographic location, using the school board's student enrollment data.

Other data that must be considered includes:

1. The inventory of existing school facilities to include any anticipated expansions or closures.
2. Projections of facilities space needs.
3. Usage of relocatables (portables).
4. Information on leased or space loaned to the school district.
5. The general location of future school construction, to the 20-year time period. This consideration must also include the acreage needs of new facilities.
6. Other options deemed reasonable such as capacities, redistricting, busing, and charter schools.

PSFE Policy 17.A.1.1 directs the coordination between the City and the School District. School capacities are also to be evaluated at the time of a plan amendment or rezoning. This policy is important for continued consideration of the impacts of larger developments which may include school-aged children within Crestview.

In addition, PSFE Policy 17.A.1.5 requires that adequate and suitable sites for future schools be identified and funded. This policy should certainly be continued in order to provide the needed number of student stations and facilities to serve the projected student populations. To provide a priority aspect from Okaloosa County District Schools, the 2022/23 Facilities Work Plan included $1,500,000 in the budget for land acquisition.[9] This document is a required schedule of major projects to maintain the educational and ancillary facilities within the district and must be adopted prior to the budget each year.

These and other existing policies can remain within the Comprehensive Plan. The City may elect to incorporate or move these policies into the Interlocal Coordination Element, retain the Public Schools Facilities Element, or simply rely on the Interlocal Agreement to guide the coordination and methodology for the determination of school needs.

[8] *Section 1013.35(2)(a), Florida Statute (2023)*

[9] *Okaloosa County School District, 2022-2023 Five-Year Facilities Work Program, pg. 5*

# 5.0 Recommendations

Although Crestview does not have governmental authority over the local schools, they do have an opportunity to work and collaborate with the Okaloosa County School District to improve school siting procedures, coordinate how population projections are determined, and share development data and Future Land Use Map amendments. The Interlocal Agreement for Public Schools signed in 2006 affirms Crestview's dedication to this relationship.

## 5.1 Recommendations from LDR Policy Crosswalk

- Regulations pertaining to the coordination of public school locations are included in the LDR by allowing a Okaloosa County School Board member to be an ex officio member on the Planning and Development Board. This regulation is permissive and not mandatory. No LDR amendments are identified. However, the Interlocal Agreement should be evaluated for inclusionary practices into the LDR.

## 5.2 Recommendations from the Evaluation and Appraisal Report

- There is no longer a statutory requirement to include a Public School Facilities Element in the Comprehensive Plan. However, there are policies within the Plan that identify coordination efforts and dispute resolution processes. These are included in the respective element recommendations.

Chapter 10

# CAPITAL IMPROVEMENTS

# 1.0 Introduction

The Capital Improvements Elements provides relevant information regarding the need for, and location of public facilities outlined in other elements of the comprehensive plan. This element helps provide the groundwork to estimate the cost of improvements that local governments are fiscally responsible for and analyze the fiscal capability of the local governments while financing and constructing improvements.

The Capital Improvements Element (CIE) will evaluate the need for public facilities as identified in other plan elements. The evaluation will:

- Estimate the cost of improvements for which the City of Crestview has fiscal responsibility;
- Analyze the fiscal capability of the City to finance and construct improvements;
- Adopt financial policies to guide the funding improvements; and
- Schedule funding and construction of improvements. This will ensure the Capital Improvements are conducted on a systematic and orderly basis to meet the public facility needs identified in other plan elements of this ordinance.

Per Florida Statutes (F.S), the CIE should outline the principles for construction, extension, or increase in capacity of public facilities. The CIE should also contain a component that describes the principles for correcting existing public facility deficiencies, which are necessary when implementing the comprehensive plan. The CIE must estimate public facility costs, which include a delineation of when facilities will be needed, the general location, and projected revenue sources needed to fund said facilities. All public facilities under the CIE must meet the acceptable LOS standards.

The CIE must include a schedule of the capital improvements, which include any publicly funded projects by the federal, state, or local government. Privately funded projects in which the local government has no fiscal responsibility may also be included. Projects must be identified as funded or unfunded and given a level of priority if they are necessary to ensure that any adopted LOS standards are achieved and maintained for the five year period. The schedule must include any transportation improvements within the applicable metropolitan planning organization's transportation improvement program (TIP). The improvements taken from the Okaloosa-Walton TPO TIP FY19/20-FY23/24 can be found in the Transportation Element DIA.

## 1.1 Alignment with the Strategic Plan

In accordance with the community engagement conducted for the development of the Strategic Plan, the City intends to educate, inform, and engage with the residents of Crestview and raise their awareness of the City's valuable economic, cultural, and natural assets. When the City conducted their Strengths, Weaknesses, Opportunities, and Threats (SWOT) analyses, it was identified by the community that one of the strengths that Crestview has is how it is currently undergoing growth and two of the opportunities that they also identified what the chance for utility and infrastructure expansion. Two goals were added to the City's Strategic Plan to address capital improvements.

# 2.0 Existing Conditions

## 2.1 Level of Service (LOS) Standards

LOS is used to indicate if public facilities are adequate to meet the needs of the City's future populations. LOS is a standardized measure that is generally defined with reference to a benchmark or measure of effectiveness. The minimum levels of service guide the issuance of development permits in accordance with the Concurrency Management System.

### Table 2.1.1 Minimum Level of Service

| Minimum Level of Service** | |
|---|---|
| | **LOS** |
| **Roadways** | |
| All Local Roads | C |
| All Collector Roads | D |
| I-10 - Santa Rosa County Line to SR 85 | C |
| I-10 - SR 85 to Walton County Line | C |
| SR 85 - City Limits to Antioch Rd | C |
| SR 85 - Antioch Rd to Mirage Ave | D |
| SR 85 - Mirage Ave to E Walnut Ave | D |
| SR 85 - E Walnut Ave to 8th Ave/Stillwell Blvd | D |
| SR 85 - Garden St to Old Bethel Rd/Airport Rd | D |
| US 90 - Mayo Trail to City Limits | D |
| CR 188 - Sioux Cir to S of Susan Dr | C |
| CR 4 - Maracel Loop to SR 85 | C |
| **Infrastructure** | |
| Sanitary Sewer | 108 gallons/capita/day |
| Solid Waste | 5.0 lbs/capita/day |
| Stormwater | (1) Retain the runoff from the first inch of rainfall with a minimum ½-inch of runoff on site<br><br>(2) Post development run-off shall not exceed the pre-development run-off rate for a 25-year storm even, up to, and including an event with a 24-hour duration |
| Potable Water | 125 gallons/capita/day |
| **Recreation and Open Space** | |
| Recreation and Open Space | 1 acre/1,000 population |

**Denotes a state road*
***Data taken from 2020 Comprehensive Plan*

## 2.2 Concurrency Management

The City of Crestview intends to maintain a Concurrency Management System drawing on elements from the Land Development Code (LDC). This will enable the City to ensure that all facilities and services needed to support development are concurrent with the impacts of pursuing development. Prior to any development permit being issued, the Concurrency Management System shall provide the proper adopted LOS standards will be maintained. The City's Public Services Director, along with other operating departments of the City, will be responsible for the four primary tasks as follows:

- Maintain an inventory of existing public facilities and capacities or deficiencies;
- Determining concurrency of proposed development which does not require City Council approval;
- Providing advisory concurrency assessments and recommending conditions of approval to the City Council for those applications for development orders which require City Council approval; and
- Reporting the status of all public facilities covered under this system to the City Council and recommending a schedule or improvements for those public facilities found to have existing or projected deficiencies.

At a minimum, the concurrency management system will ensure that at least one of the following standards will be met prior to issuance of a development order:

- The necessary facilities and services are in place at the time a development permit is issued; or
- A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of a development occur. Any increase in capacity or expansion of existing potable water, sanitary sewer, solid waste, or stormwater management facilities must be in place prior to issuance of a certificate of occupancy; or
- The necessary facilities are under construction at the time a permit is issued; or
- The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of the services at the time that the development permit is issued; or
- The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220 F.S. or an agreement or development order issued pursuant to Chapter 380 F.S.; or
- The applicant has paid or guaranteed payment of any impact fees properly imposed on projects impacting facilities to which impact fees apply (water, sewer, roadways, etc.)[1]

## 2.3 FY 2022 Budget

The City of Crestview is legally required to have a Capital Improvement Plan (CIP). Included in the General Fund Budget, the CIP includes lists of projects that are needed to maintain and expand services aimed at repairing old infrastructure, expanding existing infrastructure, and constructing new streets and facilities. The funding for the CIP budget is generated from Gas Tax Revenue, Ad Valorem Tax Revenues and then ½ Cent Sales Tax Revenues.

### 2.3.1 Project Fund Balances

The City of Crestview adopted a reserve policy that ensures the sustainability of all City operations. Beginning in the 2012 Budget, requested by the City Manager, the City Council adopted this policy with the intent of fully funding this policy in the current budget and completed by the adoption of the 2023 budget. The policy calls for a 25% undesigned reserve balance in the General Fund, Utility Fund Sanitation Fund, and Stormwater Utility Fund.

[1] *City of Crestview 2020 Comprehensive Plan. Section 6.04 Concurrency Management Minimum Requirements.*

**2022 City of Crestview Budget Summary**

| Division | Revenue | Carry Forward/ Reserve/ Restricted | Grants & Aide | Debt Proceeds | From Restricted Funding Source | Personnel Expenses | Operating Expenses | Capital Expenses | Debt Contingency Transfers | Total |
|---|---|---|---|---|---|---|---|---|---|---|
| **General Fund Summary** | | | | | | | | | | |
| 0012- Mayor | $ - | $ - | $ - | $ - | $ - | $ 93,562 | $ 13,747 | $ - | $ - | $ (107,309) |
| 0213-Clerk | $ - | $ - | $ - | $ - | $ - | $ 130,103 | $ 34,650 | $ - | $ - | $ (164,753) |
| 0311-G&A | $ 20,765,032 | $ 1,880,909 | $ - | $ - | $ 39,000 | $ 79,324 | $ 571,760 | $ 85,552 | $ 2,197,109 | $ 19,751,196 |
| 0412-City Manager | $ - | $ - | $ - | $ - | $ - | $ 267,695 | $ 28,350 | $ - | $ - | $ (296,045) |
| 0413-Human Resources | $ - | $ - | $ - | $ - | $ - | $ 242,745 | $ 93,340 | $ - | $ - | $ (336,085) |
| 0416- Information | $ - | $ - | $ - | $ - | $ - | $ 181,169 | $ 418,953 | $ 98,600 | $ - | $ (698,722) |
| 0419-PIO | $ - | $ - | $ - | $ - | $ - | $ 129,421 | $ 12,405 | $ - | $ - | $ (141,826) |
| 0510-PS | $ - | $ - | $ - | $ - | $ - | $ 227,403 | $ 112,465 | $ - | $ - | $ (339,868) |
| 001-0610-Fleet | $ - | $ - | $ - | $ - | $ - | $ 208,479 | $ 58,250 | $ 45,113 | $ - | $ (311,842) |
| 001-0721-Police | $ 286,500 | $ - | $ - | $ - | $ - | $ 4,521,639 | $ 1,071,934 | $ 419,267 | $ - | $ (5,726,340) |
| 001-0822-Fire | $ 15,500 | $ - | $ - | $ - | $ 109,590 | $ 4,276,806 | $ 434,293 | $ - | $ 109,590 | $ (4,695,599) |
| 001-0000 Dispatch | $ - | $ - | $ - | $ - | $ - | $ 958,118 | $ 138,315 | $ - | $ - | $ (1,096,433) |
| 001-1141-Streets | $ 120,000 | $ - | $ - | $ - | $ 732,269 | $ 770,064 | $ 789,265 | $ 767,639 | $ - | $ (1,474,699) |
| 001-1142-1/2 Sales Tax | $ - | $ - | $ - | $ - | $ 2,921,908 | $ - | $ - | $ - | $ 2,921,908 | $ - |
| 001-1424-Code | $ 15,000 | $ - | $ - | $ - | $ - | $ 112,529 | $ 25,215 | $ - | $ - | $ (122,744) |
| 001-2319-Facilities | $ - | $ - | $ - | $ - | $ - | $ 826,910 | $ 371,530 | $ 37,601 | $ - | $ (1,236,041) |
| 001-2413-Finance | $ - | $ - | $ - | $ - | $ - | $ 563,917 | $ 28,630 | $ - | $ - | $ (592,547) |
| 001-2515-Planning | $ 125,000 | $ - | $ - | $ - | $ - | $ 626,050 | $ 195,471 | $ 7,171 | $ - | $ (703,692) |
| 001-2772-CRES Admin | $ - | $ - | $ - | $ - | $ - | $ 187,922 | $ 15,615 | $ - | $ - | $ (203,537) |
| 001-2773-Athletics | $ 130,500 | $ - | $ - | $ - | $ - | $ 313,228 | $ 435,478 | $ 40,163 | $ - | $ (658,369) |
| 001-2774-Library | $ 126,000 | $ - | $ - | $ - | $ - | $ 580,433 | $ 186,419 | $ 36,500 | $ - | $ (677,352) |
| 001-2275-Special | $ 42,000 | $ - | $ - | $ - | $ - | $ 53,187 | $ 84,638 | $ - | $ - | $ (95,825) |
| 001-2776-Cultural Serv | $ - | $ - | $ - | $ - | $ - | $ 59,972 | $ 11,595 | $ - | $ - | $ (71,567) |
| Totals | $ 21,625,532 | $ 1,880,909 | $ - | $ - | $ 3,802,767 | $ 15,410,677 | $ 5,132,318 | $ 1,537,606 | $ 5,228,607 | $ 0 |
| **Building & Permitting Special Revenue Summary** | | | | | | | | | | |
| 125-2624 Permitting | $ 579,430 | $ 163,898 | $ - | $ - | $ - | $ 453,734 | $ 112,296 | $ 89,430 | $ 87,867 | $ 0 |
| Totals | $ 579,430 | $ 163,898 | $ - | $ - | $ - | $ 453,734 | $ 112,296 | $ 89,430 | $ 87,867 | $ 0 |
| **Community Development Block Grant** | | | | | | | | | | |
| 150-2854 CDBG | $ - | $ 44,000 | $ 170,025 | $ - | $ - | $ - | $ 170,025 | $ 44,000 | $ - | $ - |
| Totals | $ - | $ 44,000 | $ 170,025 | $ - | $ - | $ - | $ 170,025 | $ 44,000 | $ - | $ - |
| **Debt Service Fund** | | | | | | | | | | |
| 220-0213 Debt Service | $ 283,741 | $ - | $ - | | $ - | $ - | $ 283,741 | $ - | $ - | $ - |
| Totals | $ 283,741 | $ - | $ - | $ - | $ - | $ - | $ 283,741 | $ - | $ - | $ - |
| **Capital Improvements Fund** | | | | | | | | | | |
| 301 - Capital Projects | $ 450,809 | $ - | $ 2,223,384 | $ 7,800,000 | $ 1,192,896 | $ - | $ - | $ 11,667,089 | $ - | $ - |
| Totals | $ 450,809 | $ - | $ 2,223,384 | $ 7,800,000 | $ 1,192,896 | $ - | $ - | $ 11,667,089 | $ - | $ - |
| **Utility Fund Summary** | | | | | | | | | | |
| 440-0311 G&A | $ 577,536 | $ 720,105 | $ 1,408,271 | $ - | $ 430,000 | $ - | $ 318,620 | $ - | $ 4,898,555 | $ (2,081,263) |
| 440-0510 | $ - | $ - | $ - | $ - | $ - | $ 602,016 | $ 145,063 | $ - | $ - | $ (747,079) |
| Service | $ - | $ - | $ - | | $ - | $ 376,279 | $ 92,550 | $ - | $ - | $ (468,829) |
| 440-1633 Water | $ 3,314,327 | $ - | $ - | $ - | $ - | $ 687,028 | $ 712,651 | $ 140,470 | $ 300,000 | $ 1,474,178 |
| 440-1735 Sewer | $ 4,359,680 | $ - | $ - | $ - | $ - | $ 631,097 | $ 575,974 | $ 115,116 | | $ 3,037,493 |
| 440-1935 Wastewater | $ - | $ - | $ - | $ - | $ - | $ - | $ 1,214,499 | $ - | $ - | $ (1,214,499) |
| Totals | $ 8,251,543 | $ 720,105 | $ 1,408,271 | $ - | $ 430,000 | $ 2,296,420 | $ 3,059,357 | $ 255,586 | $ 5,198,555 | $ 0 |
| **Sanitation Fund** | | | | | | | | | | |
| 441- Sanitation | $ 4,263,000 | $ - | $ - | $ - | $ - | $ - | $ 4,003,000 | $ - | $ 260,000 | $ - |
| Totals | $ 4,263,000 | $ - | $ - | $ - | $ - | $ - | $ 4,003,000 | $ - | $ 260,000 | $ - |
| **Stormwater Utility** | | | | | | | | | | |
| 442- Stormwater | $ 413,262 | $ - | $ - | $ - | $ 220,000 | $ 291,325 | $ 112,568 | $ 229,369 | $ - | $ (0) |
| Totals | $ 413,262 | $ - | $ - | $ - | $ 220,000 | $ 291,325 | $ 112,568 | $ 229,369 | $ - | $ (0) |
| **Community Redevelopment Agency** | | | | | | | | | | |
| 670-0311 CRA | $ 254,950 | $ 831,677 | $ 250,000 | $ - | $ - | $ - | $ 507,650 | $ 509,977 | $ 319,000 | $ - |
| Totals | $ 254,950 | $ 831,677 | $ 250,000 | $ - | $ - | $ - | $ 507,650 | $ 509,977 | $ 319,000 | $ - |
| Totals | $ 36,122,267 | $ 3,640,589 | $ 4,051,680 | $ 7,800,000 | $ 5,645,663 | $ 18,452,157 | $ 13,380,955 | $ 14,333,057 | $ 11,094,029 | $ 0 |
| | | | | | | | | | Total Budget | $ 57,260,199 |

*Figure 1. 2023 City of Crestview Budget Summary.*

### 2.3.2 Capital Improvements Projects FY 2022 (General Fund)

As part of the CIP, the General Fund Budget details the projects that are needed to maintain and expand services. These services are focused on repairing old infrastructure, expanding existing infrastructure, and the construction of new streets and facilities.

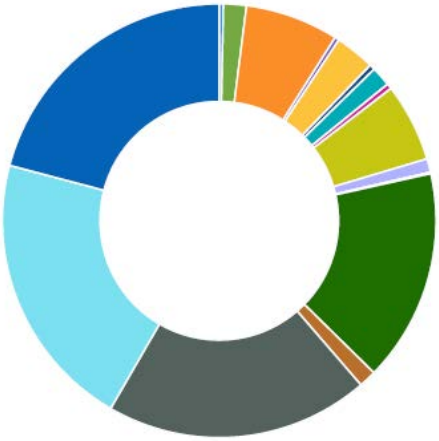
## 2.4 FY 2024 Budget

A five-year CIP for the City's Water, Sewer, and Stormwater Utilities is included in the FY 2024 budget, and will ensure the City can manage the increased growth over the next 10 years. Also included in the CIP are septic-to-sewer projects at Benjamin Street and Foxwood, lift stations upgrades and repairs, the construction of the new Lantern Ridge Lift Station, and ongoing wastewater expansion projects, such as the construction of RIB 6 and Wastewater Treatment Plan improvements.

### 2.4.1 Capital Improvements Projects FY 2024

There are a total of 58 capital improvement projects in the City. Figures 2 and 3 below show the total funding requested at the department level and the total funding requested at the source level.

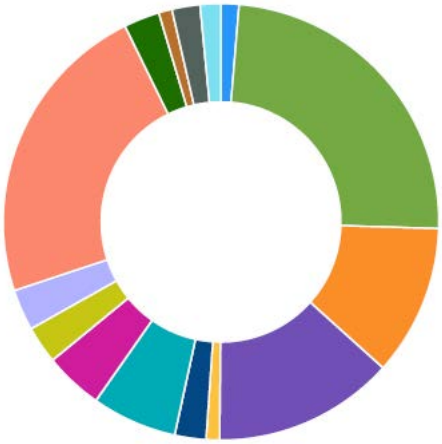
**Total Funding Requested by Department**



| | |
|---|---|
| Building And Permitting (0%) | $80,000.00 |
| Building Facility Maintenance (2%) | $426,500.00 |
| Culture and Recreation (7%) | $1,756,365.00 |
| Fire Services (0%) | $77,435.00 |
| General & Administrative (3%) | $750,000.00 |
| Physical Environment (0%) | $100,000.00 |
| Police Services (1%) | $371,502.60 |
| Public Safety (0%) | $100,000.00 |
| Public Services Administration (6%) | $1,470,763.00 |
| Recreational Services Administration (1%) | $250,000.00 |
| Recreational Services Library (0%) | $30,000.00 |
| Sewer (16%) | $3,985,768.75 |
| Stormwater (1%) | $330,000.00 |
| Streets (20%) | $4,949,730.00 |
| Wastewater (21%) | $5,219,730.00 |
| Water (21%) | $5,255,587.00 |
| **TOTAL** | **$25,153,381.35** |

*Figure 2. Taken from FY24 City of Crestview Budget*

**Total Funding Requested by Source**



| | |
|---|---|
| 1/2 Cent (1%) | $330,000.00 |
| 1/2 Cent Sales Tax (24%) | $5,949,730.00 |
| Bond Proceeds (11%) | $2,750,000.00 |
| Cash Carryforward (13%) | $3,310,417.75 |
| General Fund (1%) | $244,064.84 |
| General Fund Revenues (2%) | $571,500.00 |
| Grants (6%) | $1,558,500.00 |
| Intergovernmental Funds (4%) | $1,069,761.00 |
| Sewer Impact Fees (3%) | $685,000.00 |
| State Grant (3%) | $750,000.00 |
| State Revolving Funds (23%) | $5,619,730.00 |
| Tourist Development Tax (3%) | $656,365.00 |
| Tourist Development Tax (TDT) (1%) | $240,000.00 |
| Utility Operating Funds (2%) | $513,838.00 |
| Water Impact Fees (2%) | $379,036.00 |
| **TOTAL** | **$24,627,942.59** |

*Figure 3. Taken from FY24 City of Crestview Budget.*

## 2.4.2 Itemized Requests for FY24[2]

### PUBLIC SERVICES ADMINISTRATION REQUESTS - $1,470,763

**Bypass Bridge Pipe Hangers Installation - $1,000,000**

*Purchase and install hangers for three ductile iron pipers (already purchased) that will convey the water, sewer, and reuse water for the East-West Connector Bridge. This project is necessary to connect the existing water distribution and sewer.*

**CMMS Implementation (C/F 23 PWA) - $145,000**

*The implementation of a CMMS requires the formalization of many existing processes and will likely require the addition of some new business processes.*

**CMMS Implementation (C/F 23 UT) - $50,763**

*The implementation of a Computerized Maintenance Management System (CMMS) requires the formalization of many existing processes and will likely require the addition of some new business processes.*

**Mobility Study - $50,000**

*Mobility study-piggyback on county contact.*

**SR 85 and PJ Adams Intersection-Relocate Utilities - $225,000**

*SR 85 and PJ Adams intersection work. Water and sewer relocation required. The City of Crestview will be working with Okaloosa County. The County is adding turn lanes, extra driving lanes, and improved stormwater.*

### BUILDING FACILITY MAINTENANCE REQUESTS - $426,500

**Council Chamber Remodel - $205,000**

*The City of Crestview has seen significant growth in recent years, and this has led to an increased need for upgrade to the existing council chamber to include improved technology, security, and audio-visual.*

### POLICE SERVICE REQUESTS - $371,503

**Lease Fall off Vehicles – Leasing Option - $16,960**

*Enterprise has reached the optimal amount of miles for resale. The vehicle is required for patrol functions. The new lease amount includes upfitting (lights, sirens, cages, and center consoles). This does not include the purchase of new radios.*

**New Vehicle Lease Option for Allotted Patrol Officer Positions - $237,438**

*This is for 11 filled positions, two newly approved positions and one spare. These vehicles area required for patrol functions. The new lease amount includes upfitting (lights, sirens, cages, and center consoles).*

**Replacement and New Administrative Vehicles – Purchase Option Copy - $117,105**

*Replacement of 10-2 (training officer), 12-2 (professional standards sergeant ), 16-1 (police chief). New for CID Sgt (this vehicle was passed down to an investigator). The vehicle for Police Chief will have the current radio and light package.*

### FIRE SERVICE REQUESTS - $77,435

**Fire Training Tower Pole Barn and Restrooms - $60,000**

*This project will provide proper sanitation facilities and a pole barn for first responders at the newly constructed fire training tower located at 1100 W Edney Ave.*

[2]*All descriptions were taken directly from the One Year Plan of the budget.*

### Ward Exhaust Filtration System - $17,435

*This system is $17,435.00 to purchase. It includes installation of the filtration system on the new fire apparatus and is therefore with the truck everywhere it goes.*

## BUILDING AND PERMITTING REQUESTS - $80,000

### Two Inspector Trucks - $80,000

*Two trucks in the building department will be transferred to another department and replaced with the purchase of two new trucks. The building department has sufficient funding balance to support this purchase.*

## WATER REQUESTS - $5,255,587

### Arena Rd Water Tank - $2,750,000

*The City of Crestview has experienced significant population growth in recent years and that growth has created the need to expand and build new residential communities. This growth is expected to continue for the foreseeable future.*

### Arena Rd Water Tank (Additional Construction Costs) - $1,550,000

*Due to rising construction costs, the new estimated total for Arena Rd. tank is estimated to be $4,300,000. An additional $1,550,000 is being requested to meet the budget shortfall.*

### Commercial Meter Replacements (22) - $11,000

*There are approximately 22 commercial meters that need to be replaced. These range in size from ¾" to 3".*

### Fire Hydrant and Line Stop Materials (New and Stock Replace) - $25,000

*Fire hydrants and line stop materials are needed for new installations and to replace stock used for the PJ Project. The material cost per hydrant is $4,842.81. These items need to be available for upcoming developments.*

### Lead and Copper Phase I (JACOBS) - $151,000

*The LCRR at 40 CFP 141.84 requires community and public water systems to be in compliance with the new requirements by October 16, 2024. The purpose of this task order is to provide consulting services to assist the City of Crestview.*

### Meter Installation Hardware - $68,075

*Hardware is needed for meter replacement and repair. These items include meter boxes, locks, washers, curb-stops, etc. These items range in price from $0.10 to $175 each.*

### Meter MXU Replacement (322) - $56,350

*Based on the most recent Census report, there are approximately 322 MXUs that need to be replaced. The cost per MXU is $175.*

### New Commercial Meter Installations - $7,480

*A total of five new 2" commercial meters will need to be purchased for upcoming approved developments. The total cost per meter is $1,495.60.*

### New Commercial Meter Installations - $6,636

*A total of two 4" commercial meters will need to be purchased for upcoming approved developments. The total cost per meter is $3,318.00.*

### New Commercial Meter Installations (8") - $8,501

*One new 8" commercial meter will need to be purchased for an upcoming development. The total cost is $8,500.84.*

### New Residential Meter Installations (300) - $166,200

*Meters will need to be purchased for approved developments within the City of Crestview in order to provide water services.*

**PJ Phase 4 Relocate (Water C/F 23) - $200,000**

*Ongoing project from 2018 with an original expected completion date of 2021. The project has been extended with a new expected completion date of 2024. This is a relocation project.*

**Residential Meter Replacements (175) - $90,125**

*Approximately 175 residential meters need to be replaced per Utility Billing. The total material cost for a replacement is $514.18.*

**Water Well #9 Gravel Pack Rehab (650gpm to 800gpm) - $155,000**

*Repairing the well would bring it to full production. The current rate is 650 gallons per minute, and it would increase to 800 gallons per minute. With the current and future infrastructure needs within the City, gravel pack rehab is necessary.*

## SEWER REQUESTS - $3,985,769

**Benjamin Sewer Expansion (C/F 23) - $500,000**

*This project began in 2020 to design and install a new force main along Benjamin Street. The project is now funded and can move forward in FY2024.*

**CUES Camera Trailer Software Upgrade - $47,288**

*Software upgrade for CUES Camera Trailer. The annual recurring costs are listed on Contractual Services 440-1735-533.34-00.*

**FY2023 Foxwood Estates Septic to Sewer (C/F 23) - $1,998,720**

*The City of Crestview annexed the Foxwood Estates Subdivision and golf course into the city limits in recent years. The subdivision community is currently serviced with septic tanks for sewer treatment and field line disposal.*

**Lantern Ridge-Lift Stations Materials - $500,000**

*$500,000 is requested for a new Sewer Lift Station to be located at Lantern Ridge. The actual cost cannot be determined at this time as a new quote will have to be made.*

**Lift Station #15 Upgrade - $478,500**

*Lift Station #15 upgrade.*

**Lift Station #6 Upgrade - $160,000**

*Lift Station #6 upgrade.*

**Lift Station #76 Repair (Arena Road) - $83,368**

*Lift Station #76 repair.*

**PJ Phase 4 Relocate (Sewer C/F 23) - $200,000**

*Ongoing project from 2018 with an original expected completion date of 2021. The project has been extended with a new expected completion date of 2024. This is a relocation project.*

**Push Camera - $17,893**

*Requesting $17,893 to purchase a new push camera for filming sewer laterals.*

## WASTEWATER REQUESTS - $5,219,730

**Clarifier 1 & 2 Weir Washer Distribution Rings - $25,000**

*The distribution ring on both clarifiers is original to the WWTP and have failed. The distribution rings need to be replaced. The cost estimate from JACOBS is $25,000.00.*

**DEP Mandated Spray Field Fencing - $185,000**

*Requesting $185,000 for professional installation of 9,050 linear feet of 6' chain link fence and six gates to secure all restricted access reuse sites at the WWTP. This is a requirement by DEP due to the East West Connector.*

**Influent Manhole Replacement - $400,000**

*Influent manhole replacement at the WWTP headworks is needed due to wear over time and overall poor condition. This project will be a change order to the original Bio-Solids Handling project that is under construction now.*

**Master Lift Station – Replace Liner - $90,000**

*Requesting $90,000 to replace the liner that has been in service since 2007 that is starting to show signs of failing.*

**Replace 20" Headworks Piping – $50,000**

*Half of this piping has already been replaced due to failures from high levels of H2S. Five more 90 and three spool pieces are still original and starting to show early signs of failure. JACOBS has a cost estimate of $50,000.*

**Rib 6 Construction (C/F 23) - $3,860,000**

*Half of this piping has already seen significant growth in recent years and that growth has created the need to expand and build new residential communities. This growth has led to an increase in influent flow at the Crestview Wastewater Treatment Plant.*

**WWTP Effluent Disposal Expansion - $609,730**

*The existing WWTP spray fields were initially impacted by the constriction of the SR 85 Bypass Road and the East-West Connector roadway.*

## STORMWATER REQUESTS - $330,000

**Street Sweeper - $330,000**

*Street Sweeper purchase from Sansom Equipment. The current sweepers are both beyond their useful life and are increasingly out of service due to maintenance.*

## STREETS REQUESTS - $4,949,730

**Main Street Revitalization - $3,500,000**

*This project consists of roadway, sidewalk, and streetscape improvements along six blocks of Main Street and between US 90 and Industrial Drive, including portions of adjacent streets.*

**Mirage Avenue Roundabout (Alday-Howell) - $199,730**

*Design and permitting of a roundabout along Mirage Avenue. Task Order 2023-01 from Alday-Howell totals $199,730.*

**Redstone and Brookemeade Traffic Signal (Phase 1) - $1,250,000**

*Phase 1 of improving roadway safety on E Redstone Avenue an Brookemeade Drive by realigning to a traditional four-leg intersection with auxiliary lanes and traffic signal control.*

## RECREATIONAL SERVICES LIBRARY REQUESTS - $30,000

**Library Furniture - $30,000**

*Request purchase of new furniture to replace approximately 25 chairs and a sofa. The initial estimate is for 10 chairs of one style, nine of another, one sofa, two loveseats in place of a couple of sets of chairs.*

## RECREATIONAL SERVICES ADMINISTRATION REQUESTS - $250,000

### Rotary Park - $250,000

*The purpose of this project is to design and construct a children's park at 375 Wilson Street N in partnership with Crestview Rotary Club and Okaloosa County. The park is to include custom playscape structures and fencing around the playground.*

## CULTURE AND RECREATION REQUESTS - $1,756,365

### Brookemeade Park Improvements - $656,365

*Brookemeade Park Improvements is part of a 5-year tourist development tax expenditure plan. Improvements include an observation deck (equipped with vendor space, shaded seating, and restrooms), ADA ramps and accessibility, and covering the RC track.*

### North Park P.D.E - $50,000

*The purpose of this project is to develop a conceptual design and plan for a children's park and open space in the northern part of the City near the Robert L.F. Sikes Public Library and Community Center.*

### Old Spanish Trail Master Plan - $100,000

*The purpose of this project is to develop a dynamic long-term planning document that provides a conceptual layout to guide future growth and development of Old Spanish Trail Park site.*

### Rec Sports Complex P.D.E. - $250,000

*The purpose of this project is to conduct a project development and environmental study and develop a concept design and plan to include specific planned sports amenities, cost estimates, and support items (bathrooms, concessions, parking etc.)*

### Twin Hills Children's Park Improvements - $700,000

*A proposal to redesign and improve the Twin Hills Childrens Park. Improvements include new park layout, separation of water park and playground equipment, new turf, new playground equipment, improved safety barrier, and improved ADA accessibility.*

## PUBLIC SAFETY REQUESTS - $100,000

### Public Safety Building P.D.E - $100,000

*Project development and engineering design of a new public safety building for the City police and fire departments and combine dispatch unit. The 2021 facilities inventory and operations assessment master plan was prepared by Matrix Design Group.*

## PHYSICAL ENVIRONMENT REQUESTS - $100,000

### Public Works P.D.E - $100,000

*This P.D.E. project will allow for the preliminary planning and engineering work to be completed for the proposed new site located near the current WWTP.*

## GENERAL AND ADMINISTRATIVE REQUESTS - $750,000

### Vineyard Village Site Improvements - $750,000

*The City of Crestview has selected Gregg Chapel African Methodist Episcopal Church of Fort Walton Beach, Florida, through the competitive proposal process, to develop an affordable housing complex.*

## 2.5 2023 5-Year Capital Improvement Schedule

Below are the 2023 5-Year Capital Improvement Schedules for Water and Sewer, Stormwater, and the General Fund. Each of the tables below were taken from the 2023 Budget. The CIP schedule outlines the projected cost of equipment or improvements for the respected department.

### Table 2.5.1 Combined Water and Sewer Financial Plan

| Department/Project | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|---|---|---|---|---|---|
| **General and Administrative** | | | | | |
| Budget Line Item: Equipment | - | - | - | - | - |
| Budget Line Item: Improvements (CMMS) | $145,000 | - | - | - | - |
| Total General and Administrative | $145,000 | - | - | - | - |
| **Customer Service** | | | | | |
| Budget Line Item: Equipment | - | - | - | - | - |
| Budget Line Item: Improvements | - | - | - | - | - |
| Total Customer Service | - | - | - | - | - |
| **Public Service Administration** | | | | | |
| Budget Line Item: Equipment | - | $190,000 | - | - | - |
| East Redstone to Okalooosa Lane Improvements | $395,000 | - | - | - | - |
| East/West Connector - Utilities (Design) | - | $200,000 | - | - | - |
| East/West Connector - Signalization (Note Only) | - | - | - | - | - |
| PJ Adams Phase 4 Utility Relocation | - | $200,000 | - | - | - |
| PJ Adams Phase 5 Utility Relocation (No Agreement) | - | - | | - | - |
| John King / 85 Utility Relocation (No Agreement) | $500,000 | - | - | - | - |
| Live Oak Church / 85 Utility Relocation (No Agreement) | $75,000 | | - | - | - |
| Total Public Service Administration | $970,000 | $590,000 | - | - | - |
| **Maintenance** | | | | | |
| Lift Station #9 Upgrade | - | - | - | - | - |
| New Control Panel For LS #76 Upgrade | - | - | - | - | - |
| Reuse To Golfcourse - Design & Construction | $1,220,000 | - | - | - | - |
| LS #1 Pump Replacement | - | - | - | - | - |
| Mirage Avenue Round-A-Bout Design | $201,230 | - | - | - | - |
| New Control Panel For LS #19 | - | - | - | - | - |
| Lift Station #15 Upgrade | - | - | - | - | - |
| New Control Panel For LS #29 | - | - | - | - | - |

| Department/Project | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|---|---|---|---|---|---|
| Control Panel Upgrade #38 | - | - | - | - | - |
| LS #61 Pump Replacement | - | - | - | - | - |
| LS #10 Mixer | - | - | - | - | - |
| New GPR Locater | - | - | - | - | - |
| Lift Station #29 Upgrade | - | - | - | - | - |
| Rehab Lift Station #17 | - | - | - | - | - |
| Lift Station #2 Upgrade | $400,000 | - | - | - | - |
| Control Panel Upgrade #40 | $12,000 | - | - | - | - |
| Control Panel Upgrade #68 | $12,000 | - | - | - | - |
| Lift Station #3 Upgrade | - | $400,000 | - | - | - |
| Lift Station #25 Upgrade | - | $12,000 | - | - | - |
| Lift Station #34 Upgrade | - | $12,000 | - | - | - |
| New Line Stopping Equipment | - | - | - | - | - |
| New Insta-Valve Equipment | - | - | - | - | - |
| Budget Line Item: Equipment | - | - | - | - | - |
| Budget Line Item: Improvements | - | - | - | - | - |
| Future Costs | - | - | $500,000 | $500,000 | $500,000 |
| Maintenance CIP Budget | $1,845,230 | $424,000 | $500,000 | $500,000 | $500,000 |
| **Sewer** | | | | | |
| WW Collection SYS Master Plan 1 | - | - | - | - | - |
| WW Colletion SYS Master Plan 2 | - | - | - | - | - |
| CIPP Lining Program | $50,000 | $50,000 | $50,000 | $50,000 | $50,000 |
| #1701-Manhole Lining Program | $50,000 | $50,000 | $50,000 | $50,000 | $50,000 |
| #2004- Low Pressure Sewer Systems | $25,000 | $25,000 | $25,000 | $25,000 | $25,000 |
| Split Creek Sewer Engineering Study | $50,000 | - | - | - | - |
| Foxwood Septic to Sewer | $220,000 | - | - | - | - |
| Benjamin Street Sewer Expansion | $135,000 | - | - | - | - |
| PD&E + Construction New Sewer Lines | $150,000 | - | - | - | - |
| Budget Line Item: Equipment | - | - | - | - | - |
| Budget Line Item: Improvements | - | - | - | - | - |
| Future Costs | - | $300,000 | $300,000 | $300,000 | $300,000 |
| Sewer CIP Budget | $680,000 | $425,000 | $425,000 | $425,000 | $425,000 |

| Department/Project | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|---|---|---|---|---|---|
| **WWTP** | | | | | |
| RIB #6 North Wingard Property | $3,750,000 | - | - | - | - |
| Phase 1: Soils handling upgrade | $5,100,000 | - | - | - | - |
| Phase 1: Additional RIB Construction | $600,000 | - | - | - | - |
| Budget Line Item: Equipment | - | - | - | - | - |
| Budget Line Item: Improvements (Septic Receiving Station) | - | - | $1,050,000 | - | - |
| Rib #7 Design | - | $6,000,000 | - | - | - |
| Rib #7 Construction | - | $5,500,000 | - | - | - |
| Future Costs | - | - | $26,000,000 | $200,000 | $200,000 |
| WWTP CIP Total | $5,700,000 | $11,500,000 | $27,050,000 | $200,000 | $200,000 |
| **Water** | | | | | |
| Mini Excavator | - | $60,000 | - | - | - |
| Trailer to Haul Mini Excavator | - | $20,000 | - | - | - |
| Fire Hydrant Replacement | $50,000 | $50,000 | $50,000 | $50,000 | $50,000 |
| Flex-Net Meter Replacement | $100,000 | $100,000 | $100,000 | $10,000 | $100,000 |
| Arena Road Water Tower | $2,750,000 | $2,750,000 | - | - | - |
| South Ferdon Phase 1: Water Line Upgrades | - | $800,000 | - | - | - |
| South Ferdon Phase 2: Southview Drive/Key Lime | - | - | $600,000 | - | - |
| Backhoe Loader | $90,000 | - | - | - | - |
| 20 Yard Dump Truck | - | $150,000 | - | - | - |
| US 90 / Okaloosa Lane / Chestnut Ave Exit | - | - | $1,200,000 | - | - |
| Buy Land For Arena Road Storage Tank | - | - | - | $250,000 | - |
| Arena Road Storage Tank | - | - | - | $2,500,000 | - |
| South End Water Well #11 | - | - | - | $1,500,000 | - |
| Lead And Copper Rule Implementation | $100,000 | - | - | - | - |
| Steel Water Tank Maintenance | $86,000 | $86,000 | $86,000 | $86,000 | $86,000 |
| Budget Line Item: Equipment | - | - | - | - | - |
| Budget Line Item: Improvements | - | - | - | - | $1,000,000 |
| Water CIP Budget | $3,176,000 | $4,016,000 | $2,036,000 | $4,396,000 | $1,236,000 |
| **CIP Summary** | | | | | |
| General (allocated 50/50 to Water and Wastewater) | $145,000 | - | - | - | - |
| Customer Service (allocated 50/50 to Water and Wastewater) | - | - | - | - | - |

| Department/Project | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|---|---|---|---|---|---|
| Public Service (allocated 50/50 to Water and Wastewater) | $970,000 | $590,000 | - | - | - |
| Maintenance | $1,845,230 | $424,000 | $500,000 | $500,000 | $500,000 |
| Sewer | $680,000 | $425,000 | $425,000 | $425,000 | $425,000 |
| WWTP | $5,700,000 | $11,500,000 | $27,050,000 | $200,000 | $200,000 |
| Stormwater Division (part of Wastewater until 2022) | $120,000 | $190,000 | $120,000 | $250,000 | $250,000 |
| Water | $3,176,000 | $4,016,000 | $2,036,000 | $4,396,000 | $1,236,000 |
| Total | $12,636,230 | $17,145,000 | $30,131,000 | $5,771,000 | $2,611,000 |

*Taken from the 2023 Crestview Budget – 5 Year Capital Improvements Schedule*

## Table 2.5.2 Stormwater Division Financial Plan

| Department/Project | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|---|---|---|---|---|---|
| **Stormwater Division** | | | | | |
| W Walnut Avenue Storm Sewer Reline | - | - | - | - | - |
| James Street Storm Sewer Reline | $120,000 | - | - | - | - |
| Smith Street Storm Sewer Reline | - | $190,000 | - | - | - |
| Old South Drive Storm Sewer Reline | - | - | - | - | - |
| Budget Line Item: Equipment | - | - | $120,000 | - | - |
| Budget Line Item: Improvements | - | - | - | - | - |
| Future Costs | - | - | - | $250,000 | $250,000 |
| Stormwater CIP Budget | $120,000 | $190,000 | $120,000 | $250,000 | $250,000 |

*Taken from the 2023 Crestview Budget – 5 Year Capital Improvements Schedule*

## Table 2.5.3 General Fund

| Department/Project | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|---|---|---|---|---|---|
| **General and Administrative** | | | | | |
| New Public Services Building (Long Street) | - | $2,000,000 | - | - | - |
| Budget Line Item: Improvements | $75,000 | $75,000 | $75,000 | $75,000 | $75,000 |
| Budget Line Item: Equipment (Community Entrance Signs) | $200,000 | - | - | - | - |
| Total G&A | $275,000 | $2,075,000 | $75,000 | $75,000 | $75,000 |
| **Street - Equipment** | | | | | |
| Mini Excavator | - | - | - | - | - |
| Front End Loader | $225,000 | - | - | - | - |
| Thermplastic Striping System | $15,019 | - | - | - | - |
| Tandem Dump Truck | - | - | - | - | - |
| Forklift 6000 LBS Capacity | - | $38,200 | - | - | - |
| Skid Street Loader | - | $200,000 | - | - | - |
| Equipment Trailer | - | - | - | - | - |
| Pothole Patch Trailer | $81,000 | - | - | - | - |
| Tandem Dump Truck | $165,000 | - | - | - | - |
| 35 HP Tractor/Mower | $42,000 | - | - | - | - |
| Skid Steer Loader | $90,000 | - | - | - | - |
| Flatbed Dump Truck | - | $100,000 | - | - | - |
| Street Sweeper | - | - | $300,000 | - | - |
| **Street - Improvements** | | | | | |
| Resurfacing | $834,656 | $400,000 | $400,000 | $400,000 | $400,000 |
| E. Redstone (Brookemeade to Okaloosa Lane) | $385,400 | - | - | - | - |
| Main Street Revitalization Project | $3,810,000 | - | - | - | - |
| Arena Road Stabilization Phase 1 | - | - | - | - | - |
| Arena Road Stabilization Phase 2 | - | - | - | - | - |
| Arena Road Stabilization Phase 3 | $130,000 | - | - | - | - |
| Arena Road Stabilization Phase 4 | - | $150,000 | - | - | - |
| Future Costs | - | - | $500,000 | $500,000 | $500,000 |
| Total Street | $5,778,075 | $888,200 | $1,200,000 | $900,000 | $900,000 |
| **Building/Facility Maintenance** | | | | | |
| John Deere 1026 Tractor | - | - | - | - | - |
| 1 - Z-Turn Mower | - | - | - | - | - |
| Gator TX Turf Utility Vehicle | - | - | - | - | - |
| Future Costs | $15,000 | $15,000 | $15,000 | $15,000 | $15,000 |

| Department/Project | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|---|---|---|---|---|---|
| **Building/Facility Maintenance - Improvements** | | | | | |
| LED Lighting Replacement | $21,838 | - | - | - | - |
| Twin Hills Tennis CTS Repair | - | - | - | - | - |
| Twin Hills Tennis CTS Fence Replacement | $25,400 | - | - | - | - |
| Downtown Christmas Décor | $25,000 | - | - | - | - |
| Countryview Park New Equipment Upgrade | - | - | - | - | - |
| Replace fencing at OSTP Adult Softball Fields | - | - | - | - | - |
| City Hall Lobby/Utility Remodel | - | $75,000 | - | - | - |
| Future Costs | $150,000 | $150,000 | $150,000 | $150,000 | - |
| Building/Facility Maintenance CIP Budget | $237,238 | $240,000 | $165,000 | $165,000 | $15,000 |
| **Fire Department** | | | | | |
| Fire Training Tower | - | - | - | - | - |
| Fire Department CIP Budget | - | - | - | - | - |
| **CIP Summary** | | | | | |
| Total G&A | $275,000 | $2,075,000 | $75,000 | $75,000 | $75,000 |
| Street CIP Budget | $5,778,075 | $888,200 | $1,200,000 | $900,000 | $900,000 |
| Building/Facility Maintenance CIP Budget | $237,238 | $240,000 | $165,000 | $165,000 | $15,000 |
| Fire Department CIP Budget | - | - | - | - | - |

*Taken from the 2023 Crestview Budget – 5 Year Capital Improvements Schedule*

# 3.0 Recommendations

For the City to uphold the infrastructure and service standards of the community, it is important for the City to regularly assess and evaluate existing conditions, level of service standards for services, and potential improvements. Using the FY 2 4 Budget, the Strategic Plan, and Capital Improvement Schedules, the City can monitor existing conditions and forecast improvements throughout the City that would enhance each residentials daily lives. The only policy recommendations for the Comprehensive Plan for this Element are related to the Evaluation Appraisal Report that was completed based on the 2020 Comprehensive Plan these recommendations are grounded in state statute and required.

## 3.1 Recommendations from the Evaluation Appraisal Report

- Update 14.A.1.1 with additional details as outlined in the Evaluation Appraisal Report.
- Update Element with the timeline associated with capital improvements.
- Update 14.A.2 with a policy addressing level of service standards.
- Update the capital improvements schedule based on the most recent adopted City CIP.
- Update Element with the updated transportation improvement program or reference to it in the Transportation Element.

City of Crestview

COMPREHENSIVE PLAN 2045

# Goals, Objectives, & Policies

Kimley»Horn

Expect More. Experience Better.

January 2024

## City of Crestview: Comprehensive Plan

A city's comprehensive plan is an important document that provides a framework for the growth and development of the municipality. The Local Government Comprehensive Planning Act of 1975 (LGCPA) requires each governmental jurisdiction in the state to prepare and adopt a comprehensive plan. In 1985 the LGCPA underwent significant revisions, now referred to as the Growth Management Act, which added additional requirements for a more detailed and systematic approach to local planning. In 2011, the Florida Department of Economic Opportunity (DEO) was established consolidating the responsibilities of the Agency of Workforce Innovation, the Department of Community Affairs and the Governor's Office of Tourism, Trade and Economic Development. In May 2023, the Department of Economic Opportunity merged with Enterprise Florida, Inc. to become the Florida Department of Commerce, also known as FloridaCommerce. Florida Commerce has the responsibility to ensure that every jurisdiction has and maintains their own comprehensive plan following the guidelines set forth in Chapter 163 of the Florida State Statute. The City of Crestview updated their comprehensive plan in accordance with Florida State Statute. The Comprehensive Plan is designed to act as the building blocks that guide decisions regarding long-term opportunities, growth, and development in the City. This Plan will guide Crestview through 2045.

The City's updated Comprehensive Plan includes eleven elements with goals, objectives, and policies. These are based on input from city staff and leadership who helped guide the process, as well as on the data inventory and analysis that was completed in early 2024 which is included as an appendix to this Plan. The data inventory and analysis document includes details on alignment with the City's Strategic Plan as well as population projections that were used to update the Comprehensive Plan. Crestview is anticipated to have nearly 36,000 residents by 2045. These population projections were used to confirm the level of service (LOS) standards as it relates to roads, sanitary sewer, solid waste, stormwater, potable water, and recreation.

This Comprehensive Plan shall be implemented by the adoption or amendment of the land development regulations in the City of Crestview. In addition to the requirements in Chapter 163.3202, F.S., the land development regulations address specific items contained within the goals, objectives and policies. Additionally, continuous monitoring shall be maintained through the Concurrency Management System. The Capital Improvements Element and various portions of this Plan shall be reviewed on an annual basis pursuant to this chapter.

FUTURE LAND USE

~~Section 7.01 Purpose: The purpose of this element is the designation of future land use patterns as reflected in the goals, objectives and policies in this Ordinance.~~

~~Section 7.02 Existing Land Use Data: This element is based upon the data in the Support Documents, Evaluation and Appraisal Reports and Plan Amendment Documents.~~

~~Section 7.03 Land Use Analysis: This element is also based upon the analysis in the documents referenced in Section 7.02, above.~~

~~Section 7.04 Goals, Objectives and Policies: The Goals, Objectives and Policies of this element are as follows:~~

*~~Goal 7A~~ Goal 1.A – Manage the future development of the City in a manner consistent with the ability to provide adequate infrastructure and protect important resources.*

~~Objective 7.A.1~~ Objective 1.A.1 – Coordinate future land uses with the appropriate topography, soil conditions and the availability of facilities and services. ~~by implementing Policies 7.A.1.1 and 7.A.1.2, among others, and by including regulations within the LDC (a.k.a. The Land Use Code) and adopting such code within the time frame specified within s.163.3202(1), F.S.~~

~~Policy 7.A.1.1 The City shall adopt, maintain and enforce a Land Development Code (LDC) pursuant to the requirements of Chapter 163.3202, F.S. and within the time frame specified in Florida Statutes.~~

~~Policy 7.A.1.2~~ Policy 1.A.1.1 – Ensure that the land development ~~Code/Land Use Code~~ regulations ~~shall~~ contain specific and detailed provisions to implement this ~~Ordinance~~ Comprehensive Plan including, at a minimum, the following:

(1) Regulation of the subdivision of land;

(2) Regulation of the use of land by zoning districts which implement the land-use categories shown on the Future Land Use Map (FLUM) ~~(Figure 7-1) (also, see Policy 7.A.3.4)~~;

(3) Ensure compatibility of adjacent land uses;

(4) Provide for open space ~~(reference Chapter 12 of this Ordinance)~~;

(5) Protect potable water wellfields and sources ~~(reference Policy 11.A.2.1)~~;

(6) Regulation of areas subject to seasonal or periodic flooding ~~(reference Policy 7.A.4.3)~~;

(7) Continue to provide for drainage and storm water management ~~(reference Objectives 10.C.1 and 10.C.2)~~; Protect the environmentally sensitive lands designated within the ~~LDC~~ land development regulations ~~(reference Policy 11.A.3.3)~~;

(8) Regulation of signage;

(9) Implement the Concurrency Management System (CMS) ~~describe in Chapter 6 of this Ordinance~~;

(10) ~~Insure~~ Ensure adequate, safe and convenient on-site traffic flow and parking ~~(reference Policy 8.A.1.2)~~; and

(11) ~~Also, see Objective 11.A.2 and the policies thereunder.~~ Expedite the review process for attainable housing projects including townhomes, duplexes, triplexes, fourplexes and live-work type developments compatible in scale with single-family residential. Attainable and affordable housing development requests shall be considered a minor development order.

~~Policy 7.A.1.3 In order to ensure that adequate facility capacity is available during the planning period, the following limitations are hereby established for the properties indicated:~~

~~(1) For Plan Amendment parcel 03-1-2, the planning period development potential is limited to 200,000 square feet of conforming industrial/commercial space.~~

~~(2) For Plan Amendment Parcel 03-1-4, the planning period development potential is limited to 100,000 square feet of conforming commercial space and 130 dwelling units.~~

~~(3) For Plan Amendment Parcel 03-1-5, the planning period development potential is limited to 162 dwelling units.~~

~~(4) For Plan Amendment Parcel 08-1-4, the planning period development potential is limited to 200 dwelling units and the development is required to be served by central potable water and central sanitary sewer systems.~~

~~Any change in these limits or provisions requires an amendment to this Plan.~~

~~Objective 7.A.2~~ Objective 1.A.2 – ~~The City shall~~ Continually encourage and support the redevelopment and renewal of blighted or under-utilized areas ~~by implementing Policies~~

~~7.A.2.1 through 7.A.2.5, among others, and by including provisions within the LDC (reference Policy 7.A.1.1).~~

~~Policy 7.A.2.1~~ Policy 1.A.2.1 – ~~The City shall~~ Community Development Block Grant (CBBG) efforts should be utilized in ~~to those~~ areas within the City demonstrating the greatest need. Areas of greatest need shall be defined as those areas within the City meeting the program requirements promulgated by the U.S. Department of Housing and Urban Development (HUD).

~~Policy 7.A.2.2~~ Policy 1.A.2.2 – ~~The Land Development Code shall~~ Ensure that the land development regulations contain requirements for new development to utilize~~d~~ existing water, sewer and solid waste collection systems in order to discourage urban sprawl and encourage commercial re-development.

~~Policy 7.A.2.3~~ Policy 1.A.2.3 – ~~Require~~ New development will be located in conformance with the categories shown on the Future Land Use Map (FLUM) and with the following standards:

(1) Neighborhood commercial ~~facilities~~ uses shall be allowed and encouraged in ~~those~~ residential transition~~al~~ areas ~~within the City where successful mixed-use developments have occurred;~~

(2) Employment centers will be allowed and encouraged ~~whenever practical,~~ near ~~high-density~~ medium- and high density residential~~, medium density residential development~~ and mixed-use areas so that traffic congestion and circulation is minimized during peak driving times ~~Any time a new employment center (industrial or commercial activities) is approved for development, satisfactory buffering, setbacks and landscape requirements consistent with the City Code shall be required. Further, any time new industrial uses abut existing residential uses a minimum twenty (20) foot green belt (buffer) shall be required.~~; and

~~The size of the green belt shall be determined by the size and characteristics of the project. All employment center projects one (1) acre or less shall be required to have at least a twenty (20) foot green belt. All projects of one acre or more may be required to have up to a fifty (50) foot green belt depending upon the proposed land use and activities associated with the development.~~

(3) Commercial uses sited abutting arterial or collector roadways or at the intersection of arterial or collector roadways, must provide service roads or shared access between parcels unless preclusive easements or environmental conditions are prohibitive;

(4) Strip commercial development shall be allowed along arterial and collector roadways or at the intersection or collector roadways, provided that service roads or shared accesses are provided.

(5) Except for projects with approved development permits, new medium density or high density residential development shall be located on, or connected to a connector, collector or arterial roadway; and

(6) New mixed-use developments shall be located on, or connected to collector or arterial roadways.

(7) Also, see Policy 7. A.8.2.

**Policy 7.A.2.4** The Crestview City Council functions as the Community Redevelopment Agency and causes the redevelopment of the downtown area to be consistent with this Plan. Among other things, the City will consider establishing a new zoning district and Future Land Use category designed to foster sensitive redevelopment of the downtown area (CBD). The imposition of any new Future Land Use category will be accomplished by an amendment to this Plan.

**Policy 7.A.2.5** The committee created pursuant to Policy 14.A.2.6 shall include within its review efforts pursuant to Section 14.06 an analysis of the adequacy of downtown redevelopment activities. The committee shall consult with the Downtown Development Board as appropriate.

**Objective 7.A.3 - The City shall encourage and provide for the elimination or reduction of uses inconsistent with the community's character and future land uses by implementing Policies 7.A.3.1 through 7.A.3.5, among others. Regulations necessary to implement the policy standards shall be included within the LDC (reference Policy 7.A.1.1).**

**Policy 7.A.3.1** The LDC shall contain provisions to eliminate expansion of non conforming land uses which are inconsistent with the Future Land Use Maps or the City's Zoning Ordinance.

**Policy 7.A.3.2** The LDC shall contain provisions which ensure that all future development is consistent with accepted planning practices and principles as well as natural area limitations. The provisions (regulations) will address items such as conservation of resources, efficiency of use and development, aesthetic appeal and short and long term impacts of proposed development plans.

~~Policy 7.A.3.3 - Expansion or replacement of land uses which are inconsistent or incompatible with the Future Land Use Maps shall be prohibited (also, see Policy 7.A.2.3).~~

Policy 1.A.2.4 – Ensure that within all policies of this Plan, implementation of "medium" density development shall include a range of density between eight (8) and fifteen (15) residential dwelling units to the acre. The implementation of "high" density development shall include density that is greater than fifteen (15) dwelling units to the acre.

Objective 1.A.3 – Coordinate the future uses of land with consideration of existing uses, the conservation of natural resources, and the availability of facilities and services.

Policy 1.A.3.1 – Land development regulations should address items such as the conservation of resources, efficiency of use and development, aesthetic appeal, and short and long-term impacts of proposed development plans.

~~Policy 7.A.3.4~~ Policy 1.A.3.2 – ~~The LDC, adopted pursuant to Policy 7.A.1.1, shall include regulations pursuant to Policy 7.A.1.2(2) with the following densities, intensities, land uses and related provisions~~ Include the following categories in the Future Land Use Map (FLUM). Corresponding standards of uses are included herein:

(1) Residential (R)

Purpose: ~~The~~ This land use category is ~~limited to~~ intended for residential ~~dwellings~~ uses ~~customary accessory uses, recreation uses, planned unit developments, Churches and places of worship, and essential public services. non-profit and civic organizations may be permitted by special exception~~ in addition to limited civic spaces and infrastructure to support residential uses.

Allowable Uses: Residential uses including accessory dwelling units and customary accessory uses, planned unit development, recreational uses, places of worship, pre-school and K-12 schools, mobile home/manufactured home parks, non-profit and civic organizations and essential public services.

Density: ~~This category is intended for single family homes which may be developed with up to eight (8) units per gross acre as allowed by the assigned zoning district and defined in the Land Development Code.~~ Up to twenty-five (25) dwelling units to the acre. However, any lot that was legally created prior to the adoption of this Plan is vested for at least one dwelling unit.

Maximum Impervious Area: No greater than 75%

Development Allowances/Restrictions: The land development regulations may define special exceptions.

~~Where single-family dwellings exist adjacent to a property proposed for multi-family or townhome development, compatibility shall be demonstrated using the criteria established in the Land Development Code. Such criteria includes, but is not limited to, the scale, density/intensity of the proposed development and existing development, existing and proposed building heights and orientation, site design, buffers and setbacks and orderly transitions from lower density/intensity uses to higher density/intensity uses. Typically, lower density uses will be near the perimeter of a development site or the adjacent low density land or uses and higher density uses will be internal to the site or transitioned from the adjacent low density area.~~

(2) Mixed-Use (MU)

Purpose: ~~The~~ This land use category is ~~limited to~~ intended for areas that exhibit an existing or planned development pattern reflecting a variety of uses, residential densities and non-residential ~~uses~~ intensities.

Allowable Uses: ~~Specific~~ Residential uses ~~allowed in this category include single-family residential, multi-family residential,~~ including accessory dwelling units (ADUs), mobile home parks ~~and mobile home subdivisions~~/manufactured home parks, ~~Specific non-residential uses include~~ recreation uses, neighborhood ~~and,~~ general commercial and business uses, offices, restaurants, motels, hotels and other temporary lodging facilities, clinics and medical facilities, places of worship, K-12 schools, light industrial uses when such uses do not create any adverse off-site impacts ~~to other properties or to protected environmental resources~~ such as noise, smoke, glare, aromas, or are major commercial warehousing or distribution centers. Other similar uses may be allowed based ~~on~~ when compatibility is demonstrated with existing nearby uses. Planned Unit Developments (PUDs) are allowed and encouraged in this category to promote flexibility of design and permit planned diversification and integration of uses.

Density: ~~The residential density for this category is up to 20 units per gross acre.~~ Up to twenty-five (25) units per acre.

Maximum Impervious Surface: ~~an impervious surface coverage of 80%.~~ No greater than 80%.

Maximum Floor Area Ratio: ~~The intensity of non-residential uses is limited by a Floor Area Ratio (FAR) of 2.0~~ No more than 2.0.

Development Allowances/Restrictions: Where low density lands, defined as those developed less than two units per acre, or single-family neighborhoods exist adjacent to a property proposed for development in this category, compatibility shall be demonstrated ~~using the criteria established in the Land Development Code. Such criteria includes, but is not limited to, the scale, density/intensity of the proposed development and existing development, existing and proposed building heights and orientation, site design, buffers and setbacks and orderly transitions from lower density/intensity uses to higher density/intensity uses. Typically, lower density uses will be near the perimeter of a development site or the adjacent low-density land or uses and higher density uses will be internal to the site or transitioned from the adjacent low-density area~~.

Those projects that meet all criteria of the Live Local Act pursuant to Florida Statute may include residential uses.

The Mixed-Use category requires at least two different land uses with each representing a minimum of 20% of the total acreage in the project.

(3) **Commercial (C)**

Purpose: ~~The~~ Land use category is designed for a wide range of business uses.

Allowable Uses: Retail, wholesale, communication facilities, offices, services, motel/hotel uses, churches and places of worship, high density residential dwelling units ~~that are clearly accessory or incidental to the principal non-residential use~~, and K-12 schools. ~~Additionally, apartments and condominiums are permitted in allowed zoning districts, as established in the Land Development Code (LDC). Accessory residential units are allowed only for those business owners or managers who reside on the same parcel of in the same building as the business~~.

Density: ~~The density for such accessory residential use is 1 unit per business parcel.~~ No less than ten (10) units to the acre, and no greater than twenty-five (25) units to the acre when a standalone residential use. No minimum density with a maximum density of twenty-five (25) units to the acre when part of a multi-purpose or use structure.

Maximum Impervious Surface: ~~an impervious surface coverage of 80%.~~ No greater than 0.80.

Maximum Floor Area Ratio: ~~The intensity of non-residential uses shall be governed by a FAR 3.0~~ No greater than 3.0.

Development Allowances/Restrictions: Those projects that meet all criteria of the Live Local Act may include residential uses.

(4) Industrial (I)

Purpose: ~~The~~ This land use category is designed to provide and protect lands used for production, manufacturing, and distribution of goods and for other industrial activities.

Allowable Uses: A wide range of industrial ~~and commercial~~ uses are allowed in this category. Specific uses include light and heavy manufacturing, assembly, training facilities, vehicle repair ~~(~~including body work and painting~~)~~, packaging, processing, wholesale business and warehousing, truck terminals, borrow pits, asphalt/concrete plants, heavy equipment sales, service and/or rentals, incarceration, and other uses similar to those listed herein. ~~Residential uses are prohibited except as an accessory to a permitted use.~~

Density: None, except an accessory dwelling to a permitted industrial use such as security guard quarters.

Maximum Impervious Surface: ~~a maximum impervious surface coverage of 95%~~ No greater than 0.95.

Maximum Floor Area Ratio: ~~Intensity of All uses in this category are governed by a FAR of 3.0~~ No greater than 3.0.

Development Allowances/Restrictions: Those projects that meet all criteria of the Live Local Act may include residential uses.

(5) Public Lands/Institutional (P/I)

Purpose: ~~The~~ This land use category is intended for lands used for ~~passive or active~~

~~recreation, schools, churches and places of worship, municipal functions,~~ property owned by Local, State or Federal ~~functions~~ agencies or governments, ~~utility facilities, and other functions planned for property owned by Local, State or Federal agencies or governments~~ or by non-profit and religious organizations, or for incarceration purposes.

Allowable Uses: ~~Public lands to be used in this category may include all types of indoor or outdoor facilities. Lands and/or buildings intended for sport, game and other recreation activities, including meeting rooms and food service areas are permitted.~~ Passive or active recreation; public or private schools; houses of worship governmental agency functions, offices, or activities; utility facilities.

Density: None.

~~Site Plan approval by the City Council is required prior to the issuance of a Development Order for any land in this category.~~

Maximum Impervious Surface: ~~The impervious surface coverage shall not exceed 80%~~ No greater than 0.80.

Maximum Floor Area Ratio: ~~the FAR for this category is 2.0~~ No greater than 2.0.

Development Allowances/Restrictions: Commercial uses such as refreshment stands, food service, souvenir shops, and bait and tackle shops are permitted only as an accessory use to a permitted principal use or part of a temporary event or function conducted on the property with the consent of the agency or government controlling the property.

Incarceration uses must be approved as a special exception.

(6) Conservation (C)

Purpose: ~~The~~ This land use category is intended to protect important natural resources. Placing lands in this category ~~is intended to result in the conservation, preservation, protection of management of~~ will protect environmentally sensitive lands and other important and significant natural resources.

Allowable Uses: ~~No dwelling units or commercial activities are allowed in this category.~~ Passive recreational uses ~~that are consistent and compatible with~~

~~conservation purpose of this category may be allowed.~~ such ~~passive uses may include~~ as walking trails, picnic areas, walkovers, viewing platforms, ~~information signs, etc.~~ boardwalks, and open spaces. Only necessary utilities are allowable, which serve the passive recreational activity occurring within this category.

Density: None.

Maximum Impervious Surface: ~~and are governed by an impervious surface coverage of 5%.~~ No more than 0.05 lot coverage, excluding necessary surfaces to address requirements of the Americans with Disabilities Act (ADA).

Maximum Floor Area Ratio: floor area ratio is only allowable for public facilities such as restrooms or educational/public purpose buildings.

Development Allowances/Restrictions: No development shall occur within twenty-five (25) feet of the Florida Department of Environmental Protection (DEP) or U.S. Army Corps of Engineers wetland jurisdictional line, except for pedestrian pathways, boardwalk, or boat accessways to access the waterway.

~~The Land Development Code includes the City's Zoning Ordinance, subdivision regulations and other provisions governing the height, area and bulk of proposed development and re-development, landscaping, open space requirements, parking, access and other similar provisions. These and all other relevant provisions of the City's Code and regulations apply, as appropriate, to each land use category and govern the development of all land within the City.~~

~~Policy 7.A.3.5~~ Policy 1.A.3.3 – The City shall Continue the enforcement of the limitations placed on non-conforming uses of buildings, non-conforming uses of land, changes in use classifications and districts, and restoration and occupancy of damaged buildings as ~~provided by Chapter 102 of the City Code~~ a means to eliminate expansion of non-conforming ~~land~~ uses which are inconsistent with the Future Land Use Maps ~~s~~ (FLUM).

Policy 1.A.3.4 – Certify that in the event of a catastrophic storm event, properties determined as blight shall be inventoried. Code enforcement measures shall be taken to ensure damaged properties are returned to safe and habitable conditions within twenty-four (24) months post-storm event.

Policy 1.A.3.5 – Define “compatibility” as detailed in Florida Statute. Compatibility measures may include but are not limited to: setback distances; landscaping and vegetative buffers; height of structures; hours of operation; whether the use emits noise, smoke, glare, or other

nuisance operations; scale and mass of buildings; and the location of public areas of the site.

**Policy 1.A.3.6** – Ensure that any request by a property owner or authorized agent for a Future Land Use Map (FLUM) amendment or zoning change shall include, at minimum, the following information:

(1) An analysis of the availability of facilities and services;

(2) An analysis of the suitability of the amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site; and

(3) An analysis of the minimum amount of land needed to achieve the requirements of this Plan and of the land development regulations.

**Policy 1.A.3.7** – Study the feasibility of creating design guidelines for City public spaces, parks, and civic buildings.

**~~Objective 7.A.4~~ Objective 1.A.4 – ~~Insure~~ Ensure the protection of natural and historical resources ~~by implementing Policies 7.A.4.1 through 7.A.4.6, upon adoption of the LDC (reference Policy 7.A.1.1)~~.**

**~~Policy 7.A.4.1~~ Policy 1.A.4.1** – ~~The LDC shall contain provisions that~~ Promote the natural functions of the topography, forests, natural areas and wetlands associated with surface waters within the City. Enhancement projects will be encouraged or required ~~where appropriate~~ as applicable. ~~Note: Appropriate shall be~~ For the purpose of this policy, "applicable" is defined as any time a proposed project ~~would~~ is anticipated to directly impact and degrade the natural functions associated with the features listed in this policy ~~(also, see Policies 11.A.2.4, 11.A.2.5, 11.A.2.6, 11.A.3.1, 11.A.3.2, 11.A.3.3, 11.A.3.4, 11.A.3.5, 11.A.3.6 among others)~~.

**~~Policy 7.A.4.2~~ Policy 1.A.4.2** – ~~The LDC shall include regulations that~~ Control the extraction of natural resources ~~and such extraction shall be permitted~~ by permitting extraction uses only where compatible with adjacent land uses and where minimal resource degradation will occur. Further, extraction of natural resources shall be permitted only when in conjunction with construction projects. Such extraction shall be conducted so as to retain the resource upon completion of such construction. ~~Note:~~ The extent of resource retention will be defined within any approved development order~~s~~ or development permit~~s~~ issued for any particular project or site, as applicable.

~~Policy 7.A.4.3~~ Policy 1.A.4.3 – ~~The LDC shall include provisions which~~ Require the identification of ~~flood prone areas in advance of the issuance of a development permit~~ Special Flood Hazard Areas and floodplains on site plans submitted to the City. ~~The LDC shall contain provisions to regulate construction within such flood prone areas~~ Any development of impervious surface within a floodplain shall provide compensatory storage.

~~Policy 7.A.4.4~~ Policy 1.A.4.4 – ~~The LDC shall include provisions which will~~ Require as part of the site approval or plat approval process the identification and preservation of significant archeological and/or historic sites or structures within the City.

~~Policy 7.A.4.5~~ Policy 1.A.4.5 – ~~The LDC shall contain regulations which must be followed at~~ Enforce the condition that any time a proposed development may impact a historic site within the City, protection of these sites will be accomplished through, but not limited to, the following means:

(1) ~~Note: The Florida Department of State, division of Historic Resources has identified one (1) site within the City which has potential historic significance. Protection of this site will be accomplished through regulations contained within the LDC (reference Chapter 3, Foundation Documents). The regulations will include protection for the site referenced in this policy~~ Protection measures will be developed in cooperation and/or guidance with the Office of Secretary of State, Division of Historical Resources;

(2) ~~The regulations will include provisions which~~ Require the cessation of land disturbing activities any time artifacts with potential historical significance are revealed during construction activities on any site with potential historical significance. The purpose of the cessation is to allow time to determine the significance of any artifact or historical evidence found on the site; and

(3) ~~The~~ Any issued cessation may be lifted upon such determination that the artifacts are not significant. Normally, determination will be made by those approved to make such determination by the Office of the Secretary of State, Division of Historical Resources.

Policy 1.A.4.6 – Complete any aesthetic or structural improvements to building or property in a manner that is consistent with and preserves the historical or archaeological significance of any such building or property with significant community, State, or National historic or archaeological value. Reference the land development regulations for any further information or requirements.

Policy 1.A.4.7 – Include a criterion for the determination of appropriateness for preservation of historic structures within the land development regulations.

Policy 1.A.4.8 – Identify whether or not a structure is historically significant in advance of the issuance of a building permit to address potential preservation opportunities.

Policy 7.A.4.9 – Utilize the Florida Department of State, Division of Historical Resources, as a resource for identification of historic sites within the City.

Policy 1.A.4.10 – Work toward becoming a Certified Local Government through the Florida Division of Historical Resources, Bureau of Historic Preservation regarding the identification evaluation, and protection of historic properties, by the year 2028.

~~Objective 7.A.5~~ Objective 1.A.5 – **Coordinate area population densities with the Okaloosa County Hurricane Evacuation Plan ~~upon adoption of this ordinance (reference Chapter 11 of this Ordinance)~~ as needed.**

~~Policy 7.A.5.1~~ Policy 1.A.5.1 – ~~Population density shall be limited~~ Limit population density to those densities reflected in the categories shown on the Future Land Use ~~series~~ Map (FLUM) and as described in ~~Policy 7.A.3.4 (reference Chapter 102 of the City Code)~~ this Element.

~~Policy 7.A.5.1 Population density shall be limited to those densities reflected on the Future Land Use series and as described in Policy 7.A.3.4 (reference Chapter 102 of the City Code).~~

~~Policy 7.A.5.2 The City shall promote, to the extent possible, improvements to the critical roadway segments delineated in the Tri State Hurricane Evacuation Study, U.S. Army Corps of Engineers, June 1986, (reference Appendix C of the Study).~~

~~Policy 7.A.5.3 The City shall continue its active and aggressive support for the widening of SR 85 from Crestview to the Alabama state line (also, see Policy 8.A.1.8).~~

~~Objective 7.A.6~~ Objective 1.A.6 – ~~The City shall~~ Discourage the proliferation of urban sprawl ~~by providing for development or redevelopment consistent with the Future Land Use Maps upon adoption of this ordinance~~.

~~Policy 7.A.6.1 The City shall prioritize its Capital Improvements funding in a manner that generally assigns first priority to the renewal and replacement of existing obsolete or worn out facilities in order to provide infrastructure capacity necessary to private sector development or redevelopment activities (reference Policy 14.A.1.3 of this Ordinance).~~

Policy 1.A.6.1 – Recognize urban sprawl as an inefficient development pattern for the provision of services. Primary indicators of urban sprawl include factors that encourage or allow a proposed development or Future Land Use Map (FLUM) amendment to:

(1) Development of substantial areas of the City as low density or low intensity;

(2) Allows or designates significant amounts of urban development to occur in rural areas, or areas at a substantial distance from urban services while not developing lands that are available and suitable for such development;

(3) Allows or promotes radial, strip, isolated, or ribbon pattern development emanating from existing urban developments;

(4) Fails to adequately protect and conserve natural resources;

(5) Fails to protect adjacent agriculture areas and activities;

(6) Fails to maximize use of existing or future public facilities and services;

(7) Allows for land use patters or timing which disproportionally increase the cost in time, money, and energy of providing and maintain City facilities and services;

(8) Fails to provide a clear separation between rural and urban areas;

(9) Results in poor accessibility among linked or related land uses; and

(10) Results in the loss of significant amounts of functional open space.

~~Policy 7.A.6.2~~ Policy 1.A.6.2 – ~~The City shall~~ Work to prevent sprawl and the relocation of City functions, require the rehabilitation and reuse of governmental facilities, structures and buildings as the preferred alternative to new construction (reference Policy 14.A.1.4 of this Ordinance).

~~Policy 7.A.6.3~~ Policy 1.A.6.3 – ~~The City shall utilize its fiscal resources and stringent land development regulations together with the available, existing and planned infrastructure to allow~~ Promote "infill" development or redevelopment. ~~Note: There is little opportunity for leap frog type development in Crestview inasmuch as infrastructure needed to serve undeveloped parcels is in place or planned for those areas containing significant vacant or undeveloped parcels. Thus, infill type development is the only type development anticipated during the planning period within the City.~~

~~Policy 7.A.6.4~~ Policy 1.A.6.4 – Ensure that public facilities and services shall be located to minimize their costs, minimize their impacts on the natural environment and maximize their efficiency ~~(reference Table 14-1)~~. Impacts on the natural environment and efficiency of

proposed public facilities shall be considered and delineated by the City, ~~(~~or its professional consultants, ~~i.e. engineers)~~ during the design phase of any public facility. Cost for such facility shall be estimated by the City ~~(~~or its consultants~~)~~ and finally determined pursuant to the City's bid process for the acquisition or construction of public facilities or services. Impacts on the natural environment, efficiency of public facilities and cost considerations shall be determined in advance of project construction for those projects conducted by the City using its own forces or the forces of others ~~(reference Policies 8.A.1.6, 8.A.1.7, 8.A.5.1, 10.A.1.5, 10.A.2.1, 10.A.2.2, 10.A.2.3, 10.B.1.2, 10.C.1.3, 10.C.2.1, 10.D.2.1, 10.D.2.2, 10.D.3.2, 10.D.3.3, 11.A.2.1, 11.A.2.3, 11.A.2.4, 11.A.2.5 and 11.A.4.4)~~.

~~Policy 7.A.6.5~~ Policy 1.A.6.5 – ~~The City shall implement the land use categories shown on the Future Land Use Map by including the City's Zoning Ordinance within the LDC (reference Policy 7.A.1.2(2))~~. Continuously work to ensure that no zoning change or ~~plan~~ Future Land Use Map or text amendment shall be approved unless a finding is made that such zoning change and~~/or plan~~ Future Land Use Map or text amendment will promote compact urban development and not encourage or allow urban sprawl. ~~The local planning agency shall be responsible for making such finding.~~

~~Policy 7.A.6.6~~ Policy 1.A.6.6 – ~~The City shall continue to utilize te annexation policy adopted by the City Council on May 29, 1990 as amended periodically (reference Chapter Four, Foundation Document). This restrictive annexation policy~~ Requires ~~s~~ any request for annexation to include an exhaustive review and evaluation before land is annexed into the City~~. Application of the standards contained within the policy will terminate any opportunity for "leap frog" type development. . The LDC shall include~~ Requirements and provisions necessary to implement this policy ~~Among others, the provisions and requirements~~ include, but are not limited to:

(1) Only consider areas for annexation which are ~~unincorporated,~~ contiguous to existing city boundaries~~,~~ and are compact in form. For the purpose of implementing this policy, "compact" means the precluding of any action which would create enclaves, pockets of unincorporated areas, or serpentine-like patterns;

~~Only consider areas for annexation in which the net revenues generated to the City are equal to or greater than the net annual maintenance expenditures.~~

(2) Any capital improvements for the proposed annexation area which may be necessary according to city Level of Service standards shall be borne by the property owner requesting annexation;

(3) Only annex property which improves the delineation of city limit boundaries. Proposed annexation areas should make the city limit line clearly distinguishable using a major traffic arterial, body of water, or anything else of significance which physically and clearly identifies the boundary line ~~Note: zig-zagging of the City-County lines makes the delivery of services (e.g., fire protection and police protection) confusing and sometimes difficult.~~;

(4) ~~Avoid making the center line of a street the City limit line. Rear~~ Property lines should be utilized when possible. ~~Note: When center lines are used, problems are created in terms~~ Roadways abutting parcels shall also be annexed to assist matters of police ~~calls for traffic accidents~~ protection, road maintenance, sanitation service, maintenance and installation of streetlights, etc.;

(5) Existing Okaloosa County ~~(unless stated otherwise by state law)~~ Future Land Use and zoning ~~and land use~~ designations shall apply to lands annexed into the corporate limits until such time as the City approves by ordinance any change to the Future Land Use and Zoning Maps ~~Further, a comprehensive plan amendment is required to complete the annexation and to impose any City land use designation on the annexed property~~;

(6) Allow adequate time for public input, notification and hearings pertaining to annexation requests; and

(7) Do not provide ~~future~~ City services in un-annexed areas until all areas in the City are provided with services. Also, ensure levels of service of the city infrastructure are not impaired pursuant to the Comprehensive Plan.

~~Follow the Municipal Annexation or Contraction Law, Chapter 171, Florida Statutes, for proper boundary annexation criteria plus comply with the Settlement Agreement, Case #00 3109 CA TTB, City of Crestview versus Okaloosa County, ordered November, 2000, by the Circuit Court of the First Judicial Circuit in and for Okaloosa County, Florida.~~

~~Objective 7.A.7~~ Objective 1.A.7 – ~~The City shall insure~~ Ensure the availability ~~of suitable land for utility facilities necessary to support proposed development through within the LDC or acquisition of land by the City (reference Policies 7.A.1.1, 8.A.5.1, Table 14-1 and Chapter 6 of this Ordinance)~~ and suitability of land considered for utility facilities necessary to support proposed development.

~~Policy 7.A.7.1~~ Policy 1.A.7.1 – ~~The City shall~~ Include land acquisition within ~~its~~ the Capital Improvements Element (CIE) ~~(reference Chapter 14)~~ and within ~~its~~ the Capital Improvements Program (CIP) ~~(reference Policy 14.A.5.1)~~ when necessary to provide public lands for utility facilities.

~~Policy 7.A.7.2~~ Policy 1.A.7.2 – ~~The City shall~~ Continue to require dedication of adequate rights-of-way ~~pursuant to Chapter 102 of the City Code~~ for use as roadways and ~~by~~ utilities for extensions or improvements.

~~Objective 7.A.8~~ Objective 1.A.8 – ~~The LDC shall~~ Allow and encourage the use of innovative land development techniques including, but not limited to, provisions for planned unit developments, cluster housing and other approaches to mixed-use development ~~(reference Policy 7.A.1.1 of this Ordinance)~~.

~~Policy 7.A.8.1~~ Policy 1.A.8.1 – ~~The City Code shall continue to contain to contain~~ Ensure that zoning districts shall include the Planned Unit Development (PUD) and ~~Planned Mixed Development District (PMDD) techniques~~ Mixed-Use (MU) District classifications.

~~Policy 7.A.8.2~~ Policy 1.A.8.2 – ~~The LDC shall contain the Zoning Ordinance (Chapter 102 of the City Code) and~~ Require the land development regulations to include provisions which, at a minimum, contain:

(1) ~~Density, lot coverage requirements and height variations through the provision of two or more zoning districts designed to implement the commercial and/or development categories~~ Compatibility measures for non-like uses located abutting each other;

(2) Sight and sound buffers between residential uses and more intensive uses;

(3) ~~Planned unit developments and PMDD developments, which are development types and zoning districts, shall be encouraged to~~ Provisions which allow and promote developments that include local or neighborhood ~~convenience facilities~~ commercial uses in proximity to residential uses, schools, public uses, and civic spaces and uses; and

(4) Other types of mixed-use development.

~~(5) The LDC will contain provisions pursuant to Policy 8.A.1.2.~~

~~Objective 7.A.9 Provide for and locate schools in a coordinated manner ensuring that the planning and construction of educational facilities are coordinated in time and location,~~

~~concurrent with need, necessary services and infrastructure, and to ensure consistency with this comprehensive plan.~~

~~Policy 7.A.9.1 - Public, Charter and private schools are permitted in all land use categories shown on the adopted Future Land Use Map(s), except the Conservation category, consistent with the following criteria:~~

~~(1) The proposed school location shall be compatible with existing and projected uses of adjacent property;~~
~~(2) The location, arrangement and lighting of play fields and playgrounds shall be such that adverse impacts to adjacent residential properties are minimized;~~
~~(3) Public facilities and services are, or will be, available with sufficient capacity to maintain the adopted level of service (LOS) for each facility or service upon completion of construction of the school;~~
~~(4) The proposed school location contains no significant environmental constraints that would preclude development of an educational facility(s) thereon;~~
~~(5) There will be no adverse impacts to archaeological or historical sites or structures listed on the State of Florida Historic Master Site File or to any sites designated by the City Council as having locally significant historic or archaeological value;~~
~~(6) The proposed location contains soils and topographic features that are suitable for development or are adaptable for development and outdoor educational purposes;~~
~~(7) The proposed location is of sufficient size to accommodate required parking and internal circulation;~~
~~(8) Where feasible, the proposed site is so located to allow for co location with parks, libraries and community centers;~~
~~(9) The proposed location is not within the area regulated by §333.03(3), Florida Statutes, regarding the construction of educational facilities under approach and departure paths of aircraft using airports, including the Bob Sikes Airport; and~~
~~(10) Middle schools and high schools shall be located on, or be directly accessible from, a collector or arterial roadway.~~

~~Policy 7.A.9.3 Pursuant to the provisions of Objectives 13.A.1 and 13.A.2 and Policies 13.A.1.1, 13.A.1.2, and 13.A.2.3, the City shall continue to coordinate activities with the Okaloosa County School Board and such coordination shall include the procedures and notification/response requirements, as well as all other relevant provisions related to planning and coordination, contained in Chapter 163, Part II and Chapter 235, Florida Statutes~~

~~Objective 7.A.10~~ Objective 1.A.9 – Coordinate with Eglin Air Force Base (AFB) on land use decisions that may affect the missions and operations of the military.

~~Policy 7.A.10.1~~ Policy 1.A.9.1 – ~~The City shall~~ Continue to implement the applicable provisions of Florida Statutes Section 163.3175 regarding coordination and communication with the military ~~(also, see Section 2.01 of this Plan)~~.

~~Objective 7.A.11 - Encourage compatibility with Eglin AFB to protect public health and safety as well as preserve the benefits associated with Base missions.~~

Policy 1.A.9.2 – Future Land Use Map (FLUM) or zoning map changes shall be transmitted to the appointed representative of Eglin Air Force Base (AFB) before a public meeting or hearing. The representative should provide comments of any potential impact of installation missions as a result of approval of the requested map change.

~~Policy 7.A.11.1~~ Policy 1.A.9.3 – Prepare and adopt a Military Influence Overlay District (MIOD) that identifies the areas of the City that are subject to specific regulations to encourage compatibility with military ~~consistent with Sections 163.3175 and 163.3177, Florida Statutes~~ operations. The following ~~will be included~~ processes and procedures are required:

(1) The MIOD areas shall be shown on the Zoning Maps;

(2) Any MIOD sub-zones shall be delineated on a map of the MIOD areas;

(3) A note or information item shall be included on, or referenced on, the above maps and such note or information shall include "Development of properties located within the MIOD may be subject to additional regulations so as to ensure compatibility with Eglin Air Force Base (AFB), as required by Florida Statutes;"

(4) All applicants for development approval on lands within or adjacent to the MIOD areas or any MIOD sub-zones shall be provided with the map(s) and special regulations affecting property within such areas or sub-zones; and

(5) All applicants for annexation of property within an Okaloosa County MIOD area or MIOD sub-zone shall be provided with the maps and special regulations.

~~Policy 7.A.11.2~~ Policy 1.A.9.4 – Amend the land development ~~Code~~ regulations to include provisions/regulations designed to require compatibility of future development with the missions of Eglin Air Force Base (AFB) and those needed to implement the Military Influence Overlay District (MIOD). The provisions/regulations will address:

(1) Safety;

(2) Noise;

(3) Vertical obstructions;

(4) Light and glare;

(5) Land use;

(6) Public awareness;

(7) Regulations unique to any sub-zones that may be affected by different military missions; and

(8) Other provisions necessary to evaluate compatibility with military missions and operations.

~~Policy 7.A.11.3~~ Policy 1.A.9.5 – ~~The committee created pursuant to Policy 14.A.2.6 shall include in its~~ Conduct an annual ~~reports any recommendations needed to update~~ review of adopted standards, regulations or provisions, including the Military Influence Overlay District (MIOD) and maps, in order to maintain compatibility with military missions and address changed conditions or missions.

~~Policy 7.A.11.4~~ Policy 1.A.9.6 – Promote public awareness of compatibility provisions and activities related to Eglin Air Force Base (AFB) by conducting the following practices:

(1) ~~When~~ Seek opportunities ~~exist,~~ to ensure that real estate professionals are aware of the disclosure requirements associated with their license, including disclosure of the MIOD and related provisions.

(2) The City shall display and distribute informational brochures provided by the military regarding its activities, City provisions regarding compatibility and information regarding radio interference provided by Eglin AFB.

~~Policy 7.A.11.5~~ Policy 1.A.9.7 – ~~The City~~ Strongly support~~s~~ a disclosure procedure and disclosure notification for all lands within the Military Influence Overlay District (MIOD). The City will cooperate with Okaloosa County and the Property Appraiser's Office to use the Appraiser's data base as one way to accomplish notification to owners and prospective buyers.

~~Policy 7.A.11.6~~ Policy 1.A.9.8 – ~~The City shall encourage and~~ Ensure, to the extent feasible, and support efforts to cause recorded documents to include a notice ~~that the~~ when a

property ~~subject to the document~~ is located ~~near Eglin AFB and~~ within an Military Influence Overlay District (MIOD) to inform the owner that they may be subject to the activities of the Air Force, ~~including~~ which may include noise, vibration and low-level flight operations ~~when such property is within a MIOD~~.

~~Policy 7.A.11.7~~ ~~Policy 1.A.9.9~~ – ~~To the extent feasibility, the City shall~~ Ensure, to the extent feasible, the availability of unobstructed airspace for military aviation and operations by:

(1) ~~Requiring~~ Prohibiting buildings and towers ~~not to exceed or penetrate~~ from exceeding or penetrating the following airfield imaginary surfaces: Approach-departure surfaces, transitional surface, horizontal surfaces or conical surfaces associated with Duke Field, in a manner which would obstruct aircraft operations, air navigation, or line-of-sight communications; ~~and~~

(2) Requiring a statement from the Commander of Eglin Air Force Base (AFB), or ~~his~~ their representative, that a proposed structure with the potential to penetrate the imaginary airfield surfaces noted above would not interfere with the military's missions; and

(3) Continuing to require ~~applicants for~~ ~~tall~~ structures to comply with the Federal obstruction standards contained in Title 14 of the Code of Federal Regulations, Part 77.

~~Policy 7.A.11.8~~ ~~Policy 1.A.9.10~~ – ~~When appropriate,~~ The city will participate in the Northwest Florida Steering Committee to ~~insure~~ ensure coordination of various aviation activities relative to land use decisions in the region.

~~Policy 7.A.11.9~~ ~~Policy 1.A.9.11~~ – All artificial lighting equipment (fixtures) within any Military Influence Overlay District (MIOD) shall be shielded with positive optical control so that all light emitted is projected below a horizontal plane extending from the bottom of the fixture. Building permits will not be issued for development within the MIOD unless this requirement is met.

~~Section 7.05 Future Land Use Maps: The Future Land Use Map, figure 7-1, Future Land Use – 2020 as prepared by the City and adopted on May 24, 2010, is, by reference, made a part of this Ordinance including all future amendments, revisions and updates:~~

(1) ~~The following generalized land use categories are shown on the Future Land Use Map:~~

~~A. Residential use (low density, medium density, medium density limited, downtown mixed use and high density);~~

B. Commercial use;
C. Industrial use;
D. Recreational use;
E. Conservation use;
F. Mixed-use;
G. Public lands (includes educational facilities, public buildings and grounds and other public facilities) uses; and
H. Public water wells, lakes, rivers and other bodies are all shown on the Future Land Use Map.
I. Wetlands are shown on Figure 7-6 titled, City of Crestview Generalized Wetlands as prepared by Barrett, Daffin and Carlan, Inc. and dated January 1990.
J. Soil associations are shown are Figure 7-9, titled, Soil Associations as prepared by the Florida Department of Administration, Division of State Planning, Bureau of Comprehensive Planning, soil ratings and limitations and features affecting selected uses by Soil Association, November, 1973.

**Section 7.06 Land Use Map Series**: It is the intent of this Ordinance that the maps described in Section 7.05 above be the Future Land Use Map Series for the City of Crestview.

**Section 7.07 Amendments:** The Future Land Use Map Series may be amended by following the requirements in Section 5.13 of this Ordinance. However, it is not necessary to amend the Future Land Use Maps when a re-zoning occurs within the same land use category or when a down-zoning occurs to lessen density or intensity of development within the same land use category.

**Section 7.08 Zoning Maps**: The LDC shall contain the Zoning Ordinance of the City of Crestview (Chapter 102 of the City Code) as well as the Zoning Maps adopted pursuant to said Chapter. The Zoning Ordinance and Zoning Maps are designed to implement the Future Land Use Maps. Thus, within any given future land use category there may be one or more zoning district designations. For example, the future land use commercial category may include several zoning districts within the category and such districts will be delineated on the Zoning Maps as opposed to the Future Land Use Maps (reference Policy 7.A.3.1).

**Section 7.09 Implementation:** The Future Land Use Map Series will be implemented through inclusion within the LDC of the necessary regulatory devices to promote, control and regulate land uses. These devices include, but are not limited to, a zoning ordinance, a subdivision ordinance, a standard building code and the several ordinances necessary to implement Policy 7.A.1.2 as well as other ordinances controlling land development or construction practices

## HOUSING

~~Section 9.01 Purpose:~~ The purpose of this element is to provide guidance to the City for appropriate plans and policies needed to meet identified or projected deficits in the supply of housing. These plans and policies address governmental activities as well as provide direction and guidance to the efforts of the private sector.

~~Section 9.02 Data and Analysis:~~ This Chapter (element) is based upon the data and analysis requirements pursuant to the requirements in effect when the Plan was adopted or amended (reference paragraphs 5.03, 5.06, and 5.07 of this ordinance and Chapter 6 of the Foundation Documents).

~~Section 9.03 Goals, Objectives and Policies:~~ The Goals, Objectives and Policies of this element are as follows:

***~~GOAL 9.A~~ GOAL 2.A*** – ***~~Ensure the provision of~~ Promote safe, affordable and adequate housing for the current and future residents of the City.***

~~Objective 9.A.1~~ Objective 2.A.1 – Provide ~~guidance and direction to the public and private sectors for the provision of~~ adequate and affordable housing opportunities for present and future residents and for households with special housing needs ~~by implementing Policies 9.A.1.1 through 9.A.1.11, upon adoption of the LDC (reference Policy 7.A.1.1).~~

~~Policy 9.A.1.1~~ Policy 2.A.1.1 – Utilize the Future Land Use Map~~s~~ (FLUM) (and Zoning Maps) ~~continually shall~~ to provide for sufficient development or re-development opportunities within residential areas.

~~Policy 9.A.1.2~~ Policy 2.A.1.2 – ~~Annually, the City will~~ Continually review ~~its~~ regulatory and permitting process~~es~~ and evaluate changes necessary to improve the public and private sector housing ~~delivery~~ approval process ~~(reference Policy 9.A.7.4)~~. This review may be coordinated with the Crestview Housing Authority and/or other agencies that work in the housing industry. The review may include:

(1) Input from private and non-profit sectors that provide housing delivery programs; and

(2) Examination of ways to improve coordination between the City and applicants of workforce housing production.

Policy 2.A.1.3 – Serve the housing needs of residents below 120% of the area median income level by ensuring that the land development regulations includes:

(1) ~~Policy 9.A.1.3 - The LDC shall include an efficient~~ An expedited and easily followed permitting process. The process shall include the use of checklists and referrals to appropriate regulatory agencies; and

(2) ~~Policy 9.A.1.4 – The LDC shall include~~ Criteria guiding the ~~location~~ approval of housing ~~for very low, low and moderate-income families, mobile homes~~ including group homes, foster care facilities and households with special needs. ~~(Reference Policies 7.A.2.1, 9.A.1.6, 9.A.1.7, 9.A.1.8, and 9.A.1.11).~~

~~Policy 9.A.1.3 - The LDC shall include an efficient and easily followed permitting process. The process shall include the use of checklists and referrals to appropriate Regulatory Agencies.~~

~~Policy 9.A.1.4 - The LDC shall include criteria guiding the location of housing for very low, low and moderate-income families, mobile homes, group homes, foster care facilities and households with special needs. (Reference Policies 7.A.2.1, 9.A.1.6, 9.A.1.7, 9.A.1.8, and 9.A.1.11).~~

~~Policy 9.A.1.5 The City shall cooperate with the appropriate local, state and federal agencies (Crestview Housing Authority, Okaloosa County, Escambia County Housing Finance Authority, the Florida Department of Health and Rehabilitative Services and the U.S. Department of Housing and Urban Development) so as to provide housing assistance for present or future residents in need of same~~

~~Policy 9.A.1.6~~ Policy 2.A.1.4 – ~~Mobile homes shall be permitted~~ Permit manufactured homes in areas designated Residential on the Future Land Use Map, provided they meet all building, architectural, aesthetic, landscaping and similar regulations~~, consistent with §553.38(2), F.S., and §320.8285(5), F.S~~.

Policy 2.A.1.5 – Authorize structures designated as community residential homes, as defined by Florida Statute 419.001, with six or fewer residents as allowable within any residential zoning district that permits single family homes, provided that all requirements of location parameters dictated by the statute are met.

~~Policy 9.A.1.7 The City will include criteria in the LDC for the development of group homes and such homes shall be located within areas designated on the Future Land Use Map (Figure 7-1) as residential.~~

~~Policy 9.A.1.8 The LDC shall include criteria for the location of foster homes and such foster homes shall be located within any residential area designated on the Future Land Use Maps (Figures 7-1).~~

~~Policy 9.A.1.9 - The City will continue to encourage the Okaloosa County Board of County Commissioners to establish a county-wide Housing Finance Authority as soon as possible.~~

~~Policy 9.A.1.10~~ Policy 2.A.1.6 – ~~The LDC shall include Chapter 32 of the City Code of Ordinances. Chapter 32 of the City Code addresses~~ Foster fair housing practices within the City that include ~~and fosters non-discrimination in the~~ provisions ~~of~~ for non-discriminatory housing opportunities.

~~Policy 9.A.1.11 - The City will provide adequate areas for affordable housing by including regulations within the LDC which permit zero lot line developments in medium and high density residential areas and permit cluster housing in all residential areas provided certain criteria are met. For the purposes of this policy, the criteria will include the size, character and development plans proposed for any particular parcel or site.~~

~~Objective 9.A.2 - The elimination of substandard housing conditions and the structural and aesthetic improvement of existing housing stock by 2005.~~

~~Policy 9.A.2.1 - The City shall use the data generated by the 2010 census, when available, to identify substandard housing within the City.~~

~~Policy 9.A.2.2 - The LDC shall include provisions and regulations which direct the elimination of substandard housing identified pursuant to Policy 9. A.2.1.~~

~~Policy 9.A.2.3 - The LDC shall contain the Standard Unsafe Building Code which will continue the City's practice of removing, or causing the removal of, housing stock with structural deficiencies.~~

~~Policy 9.A.2.4 - The LDC shall contain provisions requiring landscaping and open space (reference Chapters 42 and 102 of the City Code) for new development so that aesthetic improvements in residential areas can be achieved.~~

~~Policy 9.A.2.5 - The City will continue to strictly enforce its building and housing codes as well as its planning and zoning codes. In addition, the City will review its building, housing, planning Page 9-3 and zoning codes and code requirements to en mentsure that quality of housing and integrity of neighborhoods is adequately addressed.~~

~~Objective 9.A.3 - Provide adequate areas and infrastructure for housing for very low, low and moderate income families, mobile homes, group homes, and foster care facilities by including regulations requiring the provision of adequate areas and infrastructure within the LDC (reference Policy 7.A.1.1).~~

~~Policy 9.A.3.1 - The City shall implement the Concurrency Management System (reference Chapter 6 of this Ordinance) upon adoption of the LDC.~~

~~Policy 9.A.3.2 - The LDC shall contain provisions which require the connection of facilities described in Objective 9.A.3 to central sewage systems whenever such systems are available pursuant to definition. If such central system is not available, then the proposed housing will be required to obtain septic tank permits from the Florida Department of Health and Rehabilitative Services prior to receiving development permits from the City (reference Policy 11.A.2.3). Note: While this policy specifically relates to the housing types referenced in Objective 9.A.3., this rule applies to all structures of any description within the City.~~

~~Policy 9.A.3.3 - Principles and criteria guiding the location of housing for very low, low and moderate income families, mobile homes, group homes and foster care facilities shall be included within the LDC and pursuant to Policies 7.A.2.1, 9.A.1.6, 9.A.1.7 and 9.A.1.8. (Reference Policy 9.A.1.11).~~

Policy 2.A.1.7 – Give first priority assistance to persons who are considered special needs. "Special needs persons" as defined in Florida Statute 420.0004. Persons in specific income groups, and essential services personnel are also priorities for assistance, in that order. For the purpose of implementation of this policy, "essential services personnel" are defined as educators, police and fire personnel, health care personnel, and skilled building trades personnel.

Policy 2.A.1.8 – Set-aside and allocate a certain percentage, as determined by the Local Housing Assistance Plan, of State Housing Initiative Partnership (SHIP) program funds for housing initiatives for special needs persons, with particular attention given to owner-occupied homes.

Policy 2.A.1.9 – Continue to seek funding or set-asides of residential units specifically for homeless households, or households transitioning out of homelessness.

Policy 2.A.1.10 – Allow a density bonus of up to ten (10) percent of the maximum allowable density within the applicable Future Land Use category for developments that include residential dwellings, so long as the ten (10) percent bonus constructed is offered at an attainable rate for household incomes below 120% of the area median income. This process shall require a binding agreement with the City for the density bonus allowance, to ensure that the units are considered and remain affordable.

Policy 2.A.1.11 – Create an expedited permitting process for affordable housing developments.

**Objective 2.A.2 – Eliminate substandard housing conditions and create aesthetic and energy efficient improvement incentives of existing housing.**

Policy 2.A.2.1 – Identify substandard housing within the City through building code evaluation and enforcement activities.

Policy 2.A.2.2 – Include provisions and regulations within the land development regulations which direct the elimination of substandard housing identified pursuant to all applicable policies in the Comprehensive Plan.

Policy 2.A.2.3 – Review building, housing, planning and zoning codes and code requirements to ensure that quality of housing and integrity of neighborhoods is adequately addressed.

Policy 2.A.2.4 – Award SHIP funds to repair owner-occupied homes in order to alleviate code violations, health hazards, and life and safety issues.

Policy 2.A.2.5 – Study the feasibility of creating or participating in a Community Land Trust for the purpose of creating home ownership options for low- and moderate-income households.

~~Objective 9.A.4~~ Policy 2.A.2.6 – ~~The LDC (reference Policy 7.A.1.1) shall include regulations necessary to~~ Conserve, rehabilitate or, when necessary, demolish substandard housing within the City.

~~Policy 9.A.4.1~~ Policy 2.A.2.7 – ~~The City shall~~ Continue enforcement of ~~its land development regulations so that~~ the conservation and/or rehabilitation of housing ~~may be achieved~~ to extend the useful life of the existing housing stock and stabilize or improve existing neighborhoods, including the aesthetic appeal of such neighborhoods.

~~Policy 9.4.4.2~~ Policy 2.A.2.8 – ~~The LDC shall contain~~ Implement techniques and methods necessary for the conservation or rehabilitation of existing housing stock~~. These methods may~~ that include, but are not limited to~~, the following~~:

(1) Incentives for adaptive re-use of existing structures; and

(2) Participation in state and federal winterization programs.

~~Objective 9.A.5 - The City will continue to ensure the protection of historically significant structures (see policies 7.A.2.4 & 7.A.4.5).~~

~~Policy 9.A.5.1 The LDC shall include criteria for the determination of appropriateness for preservation of historic structures.~~

~~Policy 9.A.5.2 The LDC shall include regulations which require the identification of historically significant structures in advance of the issuance of a building permit (reference Policies 7.A.4.4 and 7.A.4.5).~~

~~Policy 9.A.5.3 - The City shall continue to use the Florida Department of State, Division of Historic Resources as a resource for identification of historic sites within the City.~~

Policy 2.A.2.9 – Support "green building" techniques and requirements when homes are rehabilitated or in new construction. Such efforts may include:

(1) Usage of low or no-VOC paint for all interior walls;

(2) Installation of low-flow water fixtures in bathrooms using the WaterSense label for determination of water usage; and

(3) Installation of air conditioning units with a minimum SEER number of 14.

~~Objective 9.A.6~~ Objective 2.A.3 – **Provide relocation assistance or housing during the process of housing rehabilitation ~~upon adoption of this Ordinance~~.**

~~Policy 9.A.6.1~~ Policy 2.A.3.1 – ~~The City will~~ Continue to seek grants to provide for relocating low and moderate- income persons during ~~the~~ a necessary housing rehabilitation process.

~~Policy 9.A.6.2~~ Policy 2.A.3.2 – Work with the Crestview Housing Authority ~~shall continue~~ regarding its Housing Assistance Referral Program in cooperation with the other affiliated agencies ~~identified in Policy 9.A.1.5~~.

~~Policy 9.4.6.3~~ Policy 2.A.3.3 – Ensure all plans for public programs and projects which involve the displacement of residents shall include a housing relocation plan which contains provisions for interim or permanent housing ~~of~~ for displaced persons.

Policy 2.A.3.4 – Allow the use of recreational vehicles as temporary housing options on a residential lot when the Governor has issued an executive order declaring a state of emergency as a result of a major storm event, and until such time as the primary residence on the property has been rebuilt and received a certificate of occupancy.

~~Policy 9.A.6.4 The Crestview Housing Authority shall continue to provide assistance in identifying housing options for very low, low and moderate income families and disadvantaged individuals.~~

~~Objective 9.A.7 Implement housing programs on an "on going" basis upon adoption of this Ordinance and by implementing Policies 9.A.7.1 through 9.A.7.4, among others.~~

~~Policy 9.A.7.1 The City will cooperate with the agencies identified in Policy 9.A.1.5 to facilitate bond backed low interest mortgage loans for home purchases by qualified individuals or families.~~

~~Policy 9.A.7.2 - The City will continue to cooperate with the agencies identified in Policy 9.A.1.5 so that residents in need may take advantage of various state and federal programs including, but not limited to, the U.S. HUD, Section 8, Housing Assistance Program, the Section 8 Voucher Program (including "finders-keepers") and others.~~

~~Policy 9.A.7.3 - The Crestview Housing Authority shall be the lead agency within the City for the provision of assistance and coordination of housing programs (reference Chapter 32 of the City Code).~~

~~Policy 9.A.7.4 Pursuant to Policy 9.A.1.2, the City will review its regulatory and permitting program on an annual basis and evaluate changes necessary to improve the public and private sector housing delivery process. Such review shall be conducted within the time frame identified in Section 14.06 of this ordinance. The review shall be conducted by the Crestview Housing Authority. During each annual review, opportunities for involvement of the City and/or the Page 9-5 Authority, including partnerships, with the private and non-profit sectors involved in housing delivery programs shall be analyzed. When opportunities exist for involvement of the City, such opportunity(s) shall be reported to the City Council for guidance and decision. Note: In addition to the above, the review is designed to improve coordination between participants involved in housing production~~

Objective 2.A.4 – Coordinate with other agencies to implement housing programs.

Policy 2.A.4.1 – Collaborate, cooperate, and seek assistance with and from other agencies to assist residents with various local, state, and federal programs including, but not limited to, the Crestview Housing Authority, Okaloosa County, Escambia County Housing Finance Authority, the Florida Department of Health and Rehabilitative Services, the U.S. Housing and Urban Development programs, the State Housing Initiative Program (SHIP), and Florida Housing Coalition assistance.

Policy 2.A.4.2 – Refer residents with housing assistance needs to the Crestview Housing Authority regarding the provision of assistance and coordination of housing programs.

Policy 2.A.4.3 – Request that the Affordable Housing Advisory Committee review and comment on any proposed policy, ordinance, regulation or Comprehensive Plan provision that could affect the affordability of housing, and the formulation of housing implementation programs.

Policy 2.A.4.4 – Expedite development orders or permits issued by Crestview as defined in Florida Statute 163.3177(6)(f)(3) for affordable housing projects for quicker review than other projects. This process shall include at minimum an administrative approval for qualifying projects.

**Policy 4.A.4.5** – Ensure any housing plans prepared by or on behalf of Crestview is consistent with this Element.

***Goal 2.B – Promote and provide attainable housing options.***

**Objective 2.B.1 – Allow a variety of housing types to support varying housing options for residents.**

**Policy 2.B.1.1** – Expand the diversity of housing types by allowing attached housing up to a four-plex and including cottage court homes, townhomes, duplexes, and triplexes developed at a single-family home scale and appearance within certain zoning districts. Such dwelling construction shall continue the community character of the existing housing in regard to size, building setbacks, and height.

**Policy 2.B.1.2** – Permit zero lot line developments in medium and higher density residential areas and permit cluster housing in all residential areas provided certain criteria are met. For the purposes of this policy, the criteria will include the size, character and development plans proposed for any particular parcel or site. Review and approval criteria shall be as adopted in the land development regulations.

**Policy 2.B.1.3** – Avoid the concentration of affordable housing in one area of the city. Create pathways for the integration of affordable housing throughout all residential areas.

**Policy 2.B.1.4** – Recognize accessory dwelling units (ADUs) as independent living quarters when located on a parcel with a primary residence. Update the land development regulations to include one ADU allowable by right in all Future Land Use categories that allow residential structures, independent of the density of the corresponding zoning district threshold.

**Policy 2.B.1.5** – Ensure that the total floor area of an ADU does not exceed 750 square feet in area and does not exceed the height of the principal structure. However, the ADU must be considered in the maximum impervious surface area of the parcel.

**Policy 2.B.1.6** – Provide incentives in the land development regulations for residential development at the maximum allowable density. Incentives may include fee abatement, modification of setback requirements, expedited permitting review, and other incentives.

**Policy 2.B.1.7** – Review the inventory of surplus land in the City's possession for suitability for sale to organizations which provide affordable housing opportunities.

**Policy 2.B.1.8** – Continually review the City's budget for funding opportunities that can be used toward affordable housing initiatives.

## ECONOMIC DEVELOPMENT

~~Section 16.01 Purpose~~: ~~The purpose of this element is to provide guidance to the City, and community at large, for appropriate plans and policies needed to encourage economic expansion, job creation and retention and a positive environment for business opportunities and private investment in the City's commercial areas.~~

~~Section 16.02 Data and Analysis:~~ ~~This Chapter (element) is based upon the City's Community Redevelopment Plan, inventories and data and analyses regarding the economic condition/vitality of the City.~~

~~Section 16.03 Goals, Objectives and Policies:~~ ~~The Goals, Objectives and Policies of this Element are as follows:~~

~~*Goal 16.A*~~ *GOAL 3.A* ~~– *Expand and redirect the focus of economic development activities so as to broaden the City's business base and lessen the economic reliance on defense and military related economies.*~~ *Foster a strong and diverse economy that celebrates local business and maintains local talent in a variety of industries and jobs.*

~~Objective 16.A.1~~ Objective 3.A.1 – ~~Continually identify the growing and declining businesses/industries in the existing economic base and determine favorable and unfavorable factors of economic development on a continuing basis.~~ Monitor the growth and decline of the economic base to determine trends, factors, and needs of local businesses and stakeholders.

~~Policy 16.A.1.1~~ Policy 3.A.1.1 – Recognize all existing businesses and industries as vital to Crestview's economy and their retention and expansion as integral components in the diversification of the economic base.

~~Policy 16.A.1.2~~ ~~Using the resources of the Economic Development Council of Okaloosa County, the Crestview Area Chamber of Commerce, the Community Redevelopment Agency (CRA), the Private Industry Council (PIC) and City government resources, an inventory and description of "growth" businesses/industries shall be prepared. The inventory will identify those private enterprise activities that historically have proven successful and/or sustainable in the Crestview area or in similarly positioned communities in Florida and/or the southeastern United States. Also, the inventory will identify those new or emerging businesses and activities which hold promise for sustained growth and appear compatible with, or complementary to, existing businesses and the Crestview community. The purpose of the inventory is to identify "targeted" business types and facilitate out reach activities designed to attract and/or retain such targeted businesses.~~

~~Policy 16.A.1.3~~ Policy 3.A.1.2 – Work with the Okaloosa County Economic Development Council (EDC) ~~is~~ as the lead agency ~~for accomplishing the activities contemplated in Policy 16.A.1.2 and has completed much of the effort~~ to use their resources as well as resources from the Crestview Area Chamber of Commerce and City government resources to prepare an annual inventory and description of "growth" businesses/industries. Policy 16.A.1.2 The inventory will:

- Identify those private enterprise activities that historically have proven successful and/or sustainable in the Crestview area or in similarly positioned communities in Florida and/or the southeastern United States;
- Identify new ~~or~~ and emerging businesses and activities ~~which hold promise for~~ that have demonstrated sustained growth in similar markets and appear compatible with, or complementary to, existing businesses in the Crestview community;
- Identify "targeted" business types and facilitate out-reach activities designed to attract and/or retain such targeted businesses.

~~Policy 16.A.1.4 - The Economic Development Council shall continue to periodically report to the City Council regarding its efforts for the City of Crestview.~~

~~Policy 16.A.1.5 - The cumulative impacts of any recommendations approved, accepted and/or implemented by the City Council shall be beneficial to existing businesses and commercial activities. Retention of existing business and creating a favorable business climate for existing businesses is the first priority of all activities contemplated by this element.~~

~~Objective 16.A.2~~ Policy 3.A.1.3 – Work with the Okaloosa County Economic Development Council (EDC) ~~will continue to provide (or supplement) specific and efficiency enhancing assistance~~ to aid existing and targeted businesses, ~~The assistance will include~~ such as the provision of information regarding available technology and technological resources, ~~available~~ existing capital and sources, ~~available~~ local skilled- and semi-skilled labor, demographic and market information, and other data as appropriate.

~~Policy 16.A.2.1 The City will assist the Economic Development Council when appropriate and upon request of the EDC.~~

Policy 3.A.1.4 – Continue to require the Okaloosa County Economic Development Council (EDC) to periodically report to the City Council regarding its efforts for the City of Crestview.

Policy 3.A.1.5 – Evaluate each recommendation made to the City Council for economic impacts to existing businesses and commercial activities.

Policy 3.A.1.6 – Complete a market study to understand what competitive incentives the City should offer to companies that establish their headquarters or significant operations within the urban service area.

Policy 3.A.1.7 – Require City programs and processes to be as responsive as practical to the needs of the business community.

~~Objective 16.A.3~~ Objective 3.A.2 – **Continually ensure adequate public facilities and services are available to the business and commercial areas of the City.**

~~Policy 16.A.3.1~~ Policy 3.A.2.1 – ~~The City shall~~ Continue ~~to implement the provisions of Chapters 6, 8 & 10 of this Plan so as~~ to ensure that the City's roadways, utilities, solid waste and drainage facilities are operating at acceptable levels, that deficiencies are being corrected, and that the City is maximizing the use of existing, under-utilized facilities thereby improving the economic efficiency of all such facilities ~~(reference Section 14.06 of this Plan)~~ as described in this Plan.

~~Objective 16.A.3 - Continually ensure adequate public facilities and services are available to the business and commercial areas of the City.~~

~~Policy 16.A.3.1 The City shall continue to implement the provisions of Chapters 6, 8 & 10 of this Plan so as to ensure that the City's roadways, utilities, solid waste and drainage facilities are operating at acceptable levels; that deficiencies are being corrected; and that the City is maximizing the use of existing, under utilized facilities thereby improving the economic efficiency of all such facilities (reference Section 14.06 of this Plan).~~

~~Policy 16.A.3.2 Annually, the committee created pursuant to Policy 14.A.2.6 will include within its reports promulgated pursuant to Section 14.06, its recommendations, if any, regarding suggested changes or improvements in the City's service delivery programs and processes. Among other things, it is the intent of this Policy that City programs and processes be as responsive as practical to the needs of the business community.~~

Policy 3.A.2.2 – Ensure that the responsible staff is regularly including within its reports, promulgated pursuant to City Code, its recommendations, if any, regarding suggested changes or improvements in the City's service delivery programs and processes as it affects existing and future business in the City.

Policy 3.A.2.3 – Identify potential funding sources necessary for improvements to public and private properties. The funding sources may include Community Development Block Grant (CDBG) Funds, special assessments or levies, Tax Increment Financing (TIF), enterprise fund proceeds, governmental appropriations, and private contributions.

~~Objective 16.A.4 - Continually improve the image, attractiveness and aesthetics of the City by identifying and implementing improvements to the physical environment.~~

~~Policy 16.A.4.1~~ Policy 3.A.2.4 – Continually maintain all City owned open spaces, travel ways, park facilities, streetscapes, public buildings and other public facilities by appropriating sufficient funds within the annual operating budget to maintain such facilities. ~~NOTE: Nothing in this Policy shall be interpreted to require a specific appropriation by the City Council or to inhibit the use of private funds on public properties.~~

Policy 3.A.2.5 – Ensure any recommendations made in this element which require a change in City processes or programs is submitted to the City concurrent with the reports required by City Code.

Policy 3.A.2.6 – To encourage and promote conformance with the provisions of this district for the development or re-development of properties outside the City's jurisdiction, the City shall encourage Okaloosa County to endorse and embrace these provisions. The City will use the Okaloosa County Comprehensive Plan Committee (consisting of officials from Okaloosa County and all cities therein, Eglin AFB, Hurlburt Field, and the Okaloosa County School Board) as well as regularly maintaining cooperative interface with the Board of County Commissioners.

~~Policy 16.A.4.2 When appropriate, include improvements to public facilities within the annual budget and the Capital Improvements Program (see Table 14-1). NOTE: Appropriate shall be determined during the deliberations conducted pursuant to Section 14.06.~~

~~*GOAL 16.B - Establish and maintain a positive business environment in two (2) designated districts within the City so as to foster economic growth and expansion, increase job and Page 16-3 employment opportunities, preserve property values and provide for the general welfare of all citizens of the City.*~~

~~Objective 16.B.1 - Upon adoption of this element, the City shall establish the "Downtown Improvement District" as shown on Figure 16-1 which is incorporated herein and made a part hereof by reference.~~

~~Policy 16.B.1.1 The boundaries of the Downtown Improvement District are co terminus with those established as the Community Redevelopment Agency area. The establishment of such boundaries is done for consistency among programs. However, sub districts or sub sets of the Downtown District may be established during implementation of this Element. Such sub districts or sub sets, if established, will be accomplished by vote of the City Council upon a recommendation of the LPA.~~

~~Policy 16.B.1.2 - All properties and businesses within the district (or sub-districts) shall be entitled to any and all benefits which may accrue to said property or business as a result of the implementation of the provisions of this Element~~

Objective 3.A.3 – Enhance the structural, aesthetic, and functional quality of Downtown.

~~Objective 16.B.2~~ Policy 3.A.3.1 – Maintain standards and programs, such as the Downtown Design Guidelines, for the structural and aesthetic improvement to buildings and facilities ~~in the Downtown Improvement District or sub-districts~~ as well as improving the user experience with the environment.

~~Policy 16.B.2.1~~ Policy 3.A.3.2 – Identify potential funding sources necessary for improvements to public and private properties. The funding sources may include Community Development Block Grant (CDBG) or other grant funds, special assessments or levies, tax increment financing, enterprise fund proceeds, Community Redevelopment Agency funding and other governmental appropriations and private contributions.

~~Policy 16.B.2.2~~ Policy 3.A.3.3 – ~~The City shall~~ Continue to consider the feasibility of using methods such as, but not limited to, special assessments and/or Tax Increment Financing (TIF) to accomplish the goals, objectives and policies of ~~this Element and other elements of~~ this Plan.

~~Policy 16.B.2.3~~ Policy 3.A.3.4 – ~~Annually, the City shall consider appropriations for improvements to the public areas and facilities within the district or sub-district.~~ Regularly assess the need for improvements such as street furnishings, plantings, litter receptacles, lighting and other pedestrian conveniences, ~~shall be first priority items when funds are made available~~ to the public areas and facilities within downtown.

~~Policy 16.B.2.4~~ Policy 3.A.3.5 – ~~The City shall~~ Continue to seek grants ~~from State or Federal sources for improvements to the Downtown District, including the types of improvements referenced in Policy 16.B.2.3 above.~~ for placemaking and built environment improvements for downtown.

Policy 3.A.3.6 – ~~Continually, the City shall~~ Continuously seek to increase the amount of off-street parking ~~within the Downtown District~~ or parking structures were possible within downtown.

~~Policy 16.B.2.5 The City will continue its successful efforts to create an appealing streetscape in the DMU area and will maintain and expand the streetscapes when funding is available.~~

~~Policy 16.B.2.6~~ Policy 3.A.3.7 – ~~Continually, the City shall seek to increase the amount of off-street parking within the Downtown District.~~ In reviewing plans for development or

redevelopment within ~~the District~~ downtown, the ~~staff, Planning Board and City Council~~ City shall identify opportunities for expansion of public use off-street parking and include land acquisition for such parking ~~in Table 14-1~~, when appropriate.

~~Policy 16.B.2.7~~ Policy 3.A.3.8 – ~~The City shall~~ Encourage and support ~~private sector~~ the Main Street Crestview Association's efforts to establish ~~a "Downtown Theme"~~ downtown branding and guidelines that enhance pedestrian movement and facilitate promotional events such as street festivals, block parties, sidewalk sales, downtown days, outdoor entertainment, etc.

Policy 3.A.3.9 – Hold community events to attract residents to downtown businesses and build community pride.

Policy 3.A.3.10 – Consistent with other policies in this Plan, the City shall encourage the adaptive re-use of downtown vacant structures.

~~Policy 16.B.2.8 Any aesthetic or structural improvements to buildings or property shall be completed in a manner that is consistent with and preserves the historical or archaeological significance of any such building or property with significant community, State or National historic or archaeological value (Reference Policy 7.A.4.5).~~

~~Objective 16.B.3 Upon adoption of this element, the City shall establish the "Highway Commercial Districts" as shown on Figure 16-1 which is incorporated herein and made a part hereof by reference.~~

~~Policy 16.B.3.1 The Highway Commercial Districts (HCD) are designed to provide for a wide range of uses in appropriate and easily accessible locations along US 90 and SR 85 North. The HCD along SR 85 N. should continue to be characterized by automobile and other vehicular service establishments, motels and hotels, business and professional offices, general retail facilities (including strip centers), food and beverage establishments and other similar high volume, high visibility uses. The HCD along U.S. 90 should be characterized by uses with requirements for easy access, ample parking, moderate traffic volumes and high to moderate visibility. The U.S.90 HCD should contain many of the same uses found along SR 85 together with light to moderate manufacturing, industrial or assembly uses, outside sales yards, distribution facilities and other uses which can be accommodated through the adaptive re use of many of the existing structures within the District.~~

~~Policy 16.B.3.2 Since these Districts generally are located in close proximity to residential districts with medium and high density potentials, the City shall encourage and allow access points to commercial activities through or near medium or high density residential areas. In other words, favorable consideration shall be given to non arterial access points when such is not contrary to the public safety.~~

~~**Policy 16.B.3.3** - Upon request, the City shall assist with applications for curb cuts or driveways along US-90 and/or SR-85 when such curb cuts or driveways will enhance or improve on-site traffic flow, create easier or more convenient access from the arterial roadway and when such curb cut or driveway will not be deleterious to the operating conditions of the roadway (reference Chapter 6). It is the intent of this policy that the City will assist in correcting some of the poorly planned and inefficient curb cuts and driveways extant along both corridors. In addition, the City will continue to encourage or require service roads consistent with Policy 8.A.1.5 and interconnectivity of properties along the corridor. All new development or redevelopment requesting approval shall be required to provide such interconnectivity when the property involved is suitable for such interconnectivity as determined by the City during the development plan review process.~~

~~**Policy 16.B.3.4** Identify potential funding sources necessary for improvements to public and private properties. The funding sources may include CDBG Funds, special assessments or levies, tax increment financing, enterprise fund proceeds, governmental appropriations and private contributions.~~

~~**Policy 16.B.3.5** If determined feasible by the City Council, the City shall consider the feasibility of using tax incentives for structural and property improvements completed in the Highway Commercial Districts. Specifically, the City shall consider the costs and benefits of forgiving the ad valorem proceeds to the City created by the increased value of improved structures or property for a period consistent with Florida Law.~~

~~**Policy 16.B.3.6** Consistent with other Policies in this Plan (i.e. 7.A.1.2, 7.A.2.3, 9.A.4.2), the City shall encourage the adaptive re-use of existing vacant structures within the Districts.~~

~~**Policy 16.B.3.7** Continually, the City shall coordinate with the Crestview Area Chamber of Commerce and the Economic Development Council of Okaloosa County to determine the types of uses most likely to succeed when located in the HCDs. The Community Development Services Department shall identify those programs of the City, if any, which appear to be impediments to the rehabilitation of existing structures and the economic vitality of the Districts.~~

~~**Policy 16.B.3.8** Any recommendations made pursuant to Policy 16.A.3.7 which require a change in City processes or programs shall be submitted to the City government concurrent with the reports required by Section 14.06 of this Plan.~~

~~**Policy 16.B.4.9** The provisions of policies 16.B.3.1 through 16.B.3.8 above apply only to those properties and areas within the district which are within the jurisdiction of the City of Crestview. To encourage and promote conformance with the provisions of this district for the development or re-development of properties outside the City's jurisdiction, the City shall~~

~~encourage Okaloosa County to endorse and embrace these provisions. To accomplish this end, the City will use the committee referenced in Policy 13.A.1.2 as well as regularly maintaining cooperative interface with the Board of County Commissioners~~

## RECREATION AND OPEN SPACE

~~Section 12.01 Purpose:~~ ~~The purpose of this Chapter (element) is to plan for a comprehensive system of public and private recreation and open space sites and facilities which are available to the public.~~

~~Section 12.02 Data and Analysis:~~ ~~This element is based upon data and analysis requirements pursuant to the rules in effect when the Plan was adopted and amended. (reference sections 5.03, 5.06 and 5.07 of this ordinance and Chapter 9 of the Foundation Documents).~~

~~Section 12.03 Goals, Objectives and Policies:~~ ~~The Goals, Objectives and Policies of this element are as follows:~~

***~~GOAL 12.A~~ GOAL 4.A*** ***~~– Ensure adequate provision and equitable access to a cost-effective recreation and open space system for all City residents and visitors~~ Provide an adequate, environmentally sound and cost-effective recreation and open space system for all residents of the City.***

Objective 4.A.1 – Ensure ~~the public's access to recreation sites, open spaces and shorelines (fresh water) upon adoption of the LDC (reference Policy 7.A.1.1).~~ adequate and efficient provision of parks, recreation facilities, and open space that meets the Level of Service standard through public and private investment.

~~Policy 12.A.3.2 - The level of service standard for parks and recreation shall be 0.08 acre per 1000 population for neighborhood parks and 2.0 acres per 1,000 population for community parks. Note: There are no identified deficiencies in the provision of parks and recreational facilities during the planning period.~~ Policy 4.A.1.1 – Provide for the Level of Service (LOS) standard of two (2) acres per 1,000 people.

~~Policy 12.A.1.1 - The City shall continue to enforce the open space requirements within its LDC (Chapter 102 of the City Code) and its Landscape Ordinance (Chapter 42 of the City Code).~~

~~Policy 12.A.1.2~~ Policy 4.A.1.2 – ~~The City shall~~ Continue to protect and provide access to open spaces and shorelines by including appropriate regulations within the ~~LDC~~ land development regulations and City Code and enforcing those requirements.

Policy 4.A.1.3 – Ensure that the land development regulations ~~will~~ include items ~~such as requiring~~ public access dedications on subdivisions or major developments (any development of ~~5~~ five acres or more) when such subdivision or development is adjacent to designated open spaces or publicly owned water bodies (rivers, streams or lakes).

~~Policy 12.A.3.5~~ Policy 4.A.1.4 – ~~The City shall~~ Continue to require the provision of recreational facilities ~~and~~, open space, and shoreline protection in any private or public sector development pursuant to regulations contained within the ~~LDC~~ land development regulations.

~~Policy 12.A.3.7~~ Policy 4.A.1.5 – ~~The City shall continue to require~~ Ensure that the land development regulations include requirements for the dedication of lands within new residential subdivisions and multi-family developments for park and recreation purposes in an amount equal to at least ~~5%~~ five (5) percent of the gross area of the subdivision or development. If the subdivision is too small or does not include a public park area the City shall exact a payment equal in value to ~~5%~~ five (5) percent of the gross area of the subdivision or development. The exaction shall be held in escrow and used by the City for the purposes of acquiring recreational lands and/or improvements thereto and shall be used for these purposes and no other.

**Objective 4.A.2 – Provide equitable access to recreation facilities, parks, open spaces, and freshwater shorelines.**

Policy 4.A.2.1 – Undertake a systemwide comprehensive parks and recreation master plan to assess current facilities and future needs.

~~Policy 12.A.1.4~~ Policy 4.A.2.2 – ~~Water bodies and the banks of such water bodies re-nourished or protected at public expense shall be made available for public use.~~ Ensure that re-nourished or protected water bodies and banks are available for public use, including the Shoal River.

~~Policy 12.A.1.5~~ Policy 4.A.2.3 – ~~The City shall~~ Continue to maintain and improve ~~the~~ all public parks ~~and~~, recreation ~~sites~~ facilities ~~within the City~~, and ~~any~~ water access site ~~maintained, now or in the future, by~~ within the City.

Policy 4.A.2.4 – Conduct a feasibility study for a trail along US 90, focusing on improving safety, enhancing local eco-tourism, and providing alternative transportation options.

Policy 4.A.2.5 – Complete a Connectivity Master Plan to develop more walking, hiking jogging, and bicycling paths within the City.

Policy 4.A.2.6 – Expand recreational programming to be more inclusive for individuals of diverse backgrounds and abilities, including aging adults, to ensure equitable access to recreational opportunities for all community members.

~~Policy 12.A.3.3~~ Policy 4.A.2.7 – ~~The City shall continue to~~ Actively acquire (through lease, acquisition, or dedication) open space and natural areas ~~so as~~ to ~~maintain and improve (1)~~

offer a wider diversity of recreational opportunities ~~for all residents ;~~and ~~(2)~~ enhance the natural function of open space, wetlands, and other sensitive lands within the City.

~~**Objective 12.A.2 - Review, at least annually, the cooperative efforts between the public and private sectors in the provision of recreational opportunities and assure that such efforts are coordinated.**~~

**Objective 4.A.3 – Continue to pursue innovative partnerships and coordination efforts to achieve the goal of equitable and adequate provision.**

~~**Policy 12.A.2.1**~~ **Policy 4.A.3.1** – ~~The committee appointed pursuant to Policy 14.A.2.6 shall include within its review efforts (pursuant to Section 14.06) an analysis of the cooperation and coordination between~~ The City shall provide an annual analysis of the cooperation and coordination between the public and private sectors in the provision of recreational opportunities.

~~**Policy 12.A.2.2**~~ **Policy 4.A.3.2** - ~~The City shall~~ Continue ~~its~~ cooperative efforts with Okaloosa County, the Okaloosa County School Board and with private sector and non-profit organizations (i.e., YMCA) in the provision of recreational facilities and open space areas. ~~The cooperative efforts shall include items such as continuing the Old Spanish Trail Festival and utilization of City facilities and services in the conduct of the festival, continued use of City parks and recreation facilities by private non profit groups such as the little league.~~

~~**Policy 12.A.2.3** The City shall continue to monitor the efforts of the Crestview Chamber of Commerce to assure that such efforts are consistent with this Ordinance.~~

**Policy 4.A.3.3** – Work with the Crestview Chamber of Commerce and Main Street Crestview Association to ensure all economic development and tourism efforts are consistent with the goals of the Comprehensive Plan.

~~**Objective 12.A.3 - Insure that parks and recreation facilities and open space are adequately and efficiently provided by public agencies and private enterprise on a continuing basis.**~~

~~**Policy 12.A.3.1** - The LDC shall include specific definitions for open space, parks and recreation facilities.~~

**Objective 4.A.4 – Evaluate opportunities to expand and maintain the system through diverse funding sources.**

~~**Policy 12.A.3.4**~~ **Policy 4.A.4.1** - ~~The City will~~ Continue to identify and apply for ~~applicable~~ all available state and federal funds to implement recreation programs~~, finance expansions of the systems, and achieve other policies herein~~ and provisions of this element.

~~**Policy 12.A.3.5** - The City shall continue to require the provision of recreational facilities and open space in any private sector development pursuant to regulations contained within the LDC.~~

~~**Policy 12.A.3.6** - The City shall continue to preserve and protect the shoreline through regulations contained within the LDC (reference Policies 7.A.1.2, 10.C.1.3 and Chapter 11 of this Ordinance).~~

**Policy 4.A.4.2** – Apply for grant funding from the Recreational Trails Program and other relevant sources to support the planning, design, construction, and enhancement of trails, trailheads, and trailside facilities.

**Policy 4.A.4.3** – Apply for grant funding to complete planning, design, and/or construction along the SUN Trails segment on US 90.

CONSERVATION

~~Section 11.01 Purpose:~~ ~~The purpose of this element is to promote the conservation, use and protection of important natural resources within the City of Crestview.~~

~~Section 11.02 Data and Analysis:~~ ~~This element is based upon data and analysis requirements pursuant to the rules in effect when the Plan was adopted and amended (reference Sections 5.03, 5.06 and 5.07 of this Ordinance and Chapter 8 of the Foundation Documents).~~

~~Section 11.03 Omissions:~~ ~~There are no identified prime natural groundwater aquifer recharge areas or deep-water ports within the City (reference Chapter 6, Exhibit A, of the Foundation Documents).~~

~~Section 11.04 Goals, Objectives and Policies:~~ ~~The Goals, Objectives and Policies of this element are as follows:~~

***~~Goal 11.A GOAL 5.A~~ – ~~To properly~~ Manage, protect, and conserve the important environmentally sensitive lands and resources of the City.***

~~Objective 11.A.1~~ Objective 5.A.1 – Continually protect air quality ~~by regulating (within the LDC) land uses which have, or may have, point source emissions (reference Policy 7.A.1.1).~~

~~Policy 11.A.1.1 The City shall maintain air quality within its jurisdiction in conformance with State and Federal air quality guidelines.~~

Policy 5.A.1.1 – Collaborate with the Florida Department of Environmental Protection (DEP) and the federal Environmental Protection Agency (EPA), when contacted by either or both agencies, to eliminate unlawful sources of air pollution.

~~Policy 11.A.1.2~~ Policy 5.A.1.2 – Require any ~~new~~ development ~~with~~ that has the potential to emit pollutants into the air ~~will be required to obtain~~ to apply for the necessary permits from the Florida Department of Environmental Protection (DEP) or the ~~U.S.~~ federal Environmental Protection Agency (EPA) ~~prior to authorization of a development permit by the City~~, as applicable.

~~Policy 11.A.1.3 The LDC shall contain provisions which require any development with point source emissions which may degrade air quality to comply with all applicable federal and state regulations regarding emission control. These regulations may include the installation of scrubbers, emission treatment facilities and the like.~~

~~Policy 11.A.1.4~~ Policy 5.A.1.3 – ~~The City will~~ Continue to cooperate with the Florida Department of Environmental Protection (DEP) so that minimum air quality levels, established by the Department, are maintained.

~~Objective 11.A.2~~ Objective 5.A.2 – Conserve, appropriately use, and protect ~~the quality and quantity of water sources, surface waters and wetlands within the City by including appropriate regulations within the LDC (reference Policy 7.A.1.1)~~ environmentally sensitive lands and resources.

Policy 5.A.2.1 – Deem the following lands and resources as environmentally sensitive:

(1) Wetlands;

(2) Special Flood Hazard Areas and floodplains as determined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps;

(3) Steephead ravines;

(4) Endangered and Threatened species, and Species of Greatest Conservation Need as listed by the Florida Fish and Wildlife Conservation Commission (FWC). This shall include flora and faunal;

(5) Those areas identified by the Florida Natural Areas Inventory that have a rare species occurrence of "Documented", "Documented-Historic", or "Likely"; and

(6) Outstanding Florida Waters and other waterbodies such as lakes, rivers and creeks.

Policy 5.A.2.2 – Ensure that all required federal and state permits are applied for at the time of the issuance of a development order. All required federal and state permits must be received and found consistent with the Comprehensive Plan and land development regulation prior to issuance of a building permit. If the federal or state permit or approval is inconsistent with the approved final development order, then the applicant shall apply for an amendment to the approved development order to be in accordance with the said federal or state permit and all applicable City policies and regulations.

Policy 5.A.2.3 – Prohibit the clearing of vegetation, with exception to bona fide agriculture or Silviculture uses, prior to the issuance of a development order or a land clearing/protected tree removal permit. Exceptions include hand clearing of underbrush and removal of trees four (4) inches in diameter or less at a measurement taken fifty-four (54) inches from ground level.

~~Policy 11.A.2.1 - The City shall protect water quality by restricting or prohibiting activities known to adversely affect the quality or quantity of identified water sources by including regulations Page 11-2 within the LDC to implement Policies 7.A.1.1, 7.A.1.2, 7.A.4.1, 7.A.4.2, 7.A.5.1, 7.A.6.4, 10.C.1.3, 11.A.2.4, 11.A.2.5, and Goal 10.E et.seq., among others.~~

~~Policy 11.A.2.2 - In cooperation with the Northwest Florida Water Management District, the City shall implement any emergency water conservation plans necessary to protect water sources during periods of emergency or insufficient supply.~~

~~Policy 11.A.2.~~3 ~~The City will require all septic tank users to connect to the central sewer system within one year of notification of sewer availability.~~

~~Policy 11.A.2.4~~ Policy 5.A.2.4 – ~~Channeling run-off directly into water bodies or other areas identified in Objective 11.A.2 shall be prohibited.~~ Prohibit channeling run-off directly into water sources, surface waters, or wetlands.

Policy 5.A.2.5 – ~~Any stormwater detention or retention areas located near surface waters or surface water systems within the City shall be~~ Designed any stormwater detention or retention areas located near surface waters or surface water systems within the City so that the shorelines are sinuous rather than straight and so that water/land interfaces are curvilinear and maximize space for growth of littoral vegetation.

~~Policy 11.A.2.6~~ Policy 5.A.2.6 – ~~The City shall~~ Continue to operate its ~~waste water~~ wastewater spray field and disposal system thereby eliminating effluent contributions to ~~Trammel Creek.~~

~~Policy 11.A.2.7~~ Policy 5.A.2.7 – ~~So as to provide economic incentives for the protection of wetlands by owners of property containing wetlands, the LDC shall~~ Contain provisions within the land development regulations to provide greater protection of wetlands by property owners for density transfers, cluster development and similar techniques. In addition:

(1) Density bonuses may be awarded for those development applications which fully protect functioning wetlands within the City. ~~Density transfers may be accomplished on a 1 to 1 basis. Density bonuses will be defined within the LDC.~~ This bonus shall be determined by the function and quality of the wetland, and the bonus shall be defined in the land development regulations;

(2) Nothing in this Policy shall be interpreted to prevent the City from requiring the clustering of development on uplands, ~~because development must locate on the upland portion of the development site,~~ provided that sufficient uplands exist on the subject site; and

(3) Where sufficient uplands do not exist, development ~~will~~ shall be restricted~~,~~ unless it can be documented that no reasonable alternative, including clustering, is available and that the nature and degree of disturbance, if any, is the minimum possible to achieve the lawful development ~~(reference policy 11.A.4.5)~~.

~~Policy 11.A.2.8~~ Policy 5.A.2.8 – Ensure that prior to construction or any other land disturbing activities within wetlands under the jurisdiction of any state or federal agency, all necessary permits must have been ~~issued by the agency (including, but not limited to, the Florida Department of Environmental Protection & The U.S. Army Corps of Engineers) as required by the agency or agencies having jurisdiction~~ applied for.

~~Policy 11.A.2.9~~ Policy 5.A.2.9 – Ensure that any buildings proposed to be located in floodplains or ~~flood prone areas regulated, measured or controlled by the Federal Emergency Management Agency (FEMA) shall be~~ within Special Flood Hazard Areas, as identified on a ratified Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, are constructed in such a way that the finished first floor elevation shall be no lower than the elevation required or recommended by ~~the City's Floodplain regulations and pursuant to the latest edition of the~~ FEMA ~~in its model Floodplain Construction Ordinance and pursuant to the latest edition of the~~ Flood Insurance Rate Maps with elevations and flood zones shown thereon. Also, any portion of any structure located below the minimum elevation shall be frangible or it shall be erected in such a way as to not divert or unnaturally alter the flow of floodwaters across or through the site or parcel. ~~Note: Pile supported structures are allowed when regulatory agency permits or approvals have been obtained.~~

~~Policy 11.A.2.10~~ Policy 5.A.2.10 – ~~Buffers will be created~~ Create buffers between development and environmentally sensitive ~~areas~~ lands and resources, including wetlands. The purpose of the buffer is to protect ~~natural~~ environmentally sensitive lands and resources from the adverse impacts of development. The ~~buffer should~~ buffer's function ~~is~~ to:

(1) Provide protection to the ~~natural resources from intrusive~~ environmentally sensitive land from activities and adverse impacts of development;

(2) The negative impacts of the uses upon each other shall be minimized or, preferably, eliminated by the buffers such that the long-term existence and viability of the natural resources, including wildlife populations and wetlands, are not threatened by such impacts and activities. ~~In other words,~~ Incompatibility between the uses shall be eliminated or minimized and the uses may be considered compatible; and

(3) ~~Types of buffers:~~ The buffer may be a landscaped ~~natural barrier~~ vegetative buffer, a natural ~~barrier~~ vegetative buffer or a landscaped ~~or~~ and natural ~~barrier~~ vegetative buffer supplemented with fencing or other manmade barriers, so long as the function of the buffer and intent of this Policy is fulfilled and the fencing does not create a detriment to the resource.

~~Objective 11.A.3 - Continually conserve and protect earth resources (soils, minerals and vegetation) by implementing Policies 11.A.3.1 through 11.A.3.7, among others.~~

~~Policy 11.A.3.1 - The City Code shall contain requirements that limit land uses or construction techniques to those compatible with soil conditions specific to the site. The regulations shall include boring and soils test conducted by testing facilities licensed by the State of Florida, when necessary.~~

~~Policy 11.A.3.2~~ Policy 5.A.2.11 – ~~The City will~~ Cooperate with Okaloosa County to conserve, appropriately use, or protect ~~unique vegetative communities~~ environmentally sensitive lands and resources located within both jurisdictions. ~~The committee referenced in Policy 13.A.1.2 of this Plan shall be the vehicle used to facilitate the cooperation herein described. Note: At the time of adoption of this Ordinance, no unique vegetative communities were known to exist within the City.~~

~~Policy 11.A.3.3~~ Policy 5.A.2.12 – ~~The City will~~ Develop and maintain an environmentally sensitive lands and resources inventory which shall include~~, but not be limited to, flood prone areas; wetlands under the jurisdiction of the Department of Environmental Regulations or the U.S. Army Corps of Engineers; and areas identified by the Florida Natural Areas Inventory~~ those areas listed within this Element.

~~Policy 11.A.3.4~~ Policy 5.A.2.13 – Ensure that the extraction of minerals or other natural resources ~~shall be permitted only where compatible with adjacent land uses and where minimal resource degradation will occur (reference Policy 7.A.4.2). For the purposes of this policy, "compatible with adjacent uses" shall be defined as being conducted only within industrial zones of the City or incidental to approved construction within the City. Minimal degradation shall be determined by appropriate regulatory agencies. Any Page 11-4 resource extraction activity which may be proposed for industrial zones will be required to obtain necessary permits from all regulatory bodies in advance of receiving City approval~~ only be permitted within the Industrial Future Land Use category.

~~Policy 11.A.3.5~~ Policy 5.A.2.14 – ~~The City shall continue to enforce Chapter 42 of the City Code (the Landscape Ordinance) together with the open space and buffer requirements contained within the LDC (Chapter 102 of the City Code). Note:~~ Require that the use of native vegetation and the protection of unique vegetative communities ~~is incorporated within these regulations~~ in development proposals and approvals.

~~Policy 11.A.3.6 The LDC shall include provisions for the preservation and protection of native vegetation and certain trees during development or construction activities.~~

~~Policy 11.A.3.7~~ Policy 5.A.2.15 – ~~The City shall continue its practice of requiring~~ Require identification of any and all hazardous wastes or materials used or stored by any licensed business within the City. This practice is aimed to protect the City's environmentally sensitive lands and resources and shall continue to be implemented through the issuance (or denial)

of a business license based upon an adequately completed application form containing the hazardous materials information on the form. With no exception, the storage of hazardous wastes or materials shall not impede the health of environmentally sensitive lands or areas.

~~Objective 11.A.4 - Conserve, appropriately use and protect fisheries, wildlife and wildlife habitats by implementing Policies 11.A.4.1 through 11.A.4.5, among others.~~

~~Policy 11.A.4.1~~ Policy 5.A.2.16 – ~~The City shall~~ Assist in the implementation of and compliance with all state and federal regulations which pertain to endangered, threatened, or species of special concern and will provide protection for the integrity of areas known to provide habitats for such species when issuing development permits.

~~Policy 11.A.4.2~~ Policy 5.A.2.17 – ~~The City shall~~ Cooperate with ~~the Department of Natural Resources, the Florida Game and Fresh Water Fish Commission, or other~~ the appropriate state and federal agencies so as to provide the fullest protection to ~~marine or~~ wildlife habitats that may be impacted by existing or proposed development within the City.

~~Policy 11.A.4.3~~ Policy 5.A.2.18 – Ensure that no land clearing/protected tree removal activity or ~~no development~~ permit or building permit ~~shall be~~ is approved if construction pursuant to the permit ~~would~~ is known to threaten the life or habitat of any species listed on the federal endangered species inventory or any species designated as "threatened" or as "species of special concern" by either the state or federal governments, unless appropriate state permits are received.

~~Policy 11.A.4.4~~ Policy 5.A.2.19 – Require new developments with the potential to impact the quantity or quality ~~of the resources identified in Objective 11.A.4 will be required to obtain necessary~~ endangered flora or fauna habitats to apply for applicable permits from all applicable State and/or Federal agencies prior to the issuance of a building permit by the City.

~~Policy 11.A.4.5 The LDC shall contain mitigation provisions which must be followed by any development that impacts the resources listed in Objectives 11.A.2, 11.A.3, 11.A.4 and any development which may impact wetlands or freshwater beaches and shorelines within the City. The provisions shall include:~~

~~1) The elimination of any degradation of the natural systems listed above; or~~

~~2) Mitigate impacts on natural systems at a ratio of 2 to 1 whenever degradation occurs as a result of new development.~~

~~Note: Mitigation will be allowed only when development can not occur pursuant to sub-paragraph a above~~

**Policy 5.A.2.20** - Rely on state mitigation provisions for any development that is anticipated to negatively impact environmentally sensitive lands and resources listed in this Element. The provisions may include the elimination of any proposed activity that will negatively impact the defined environmentally sensitive lands and resources.

~~**Policy 11.A.4.6**~~ **Policy 5.A.2.21** – Protect steephead ravines and the flora, fauna and function of such ravines from adverse impacts of development. To accomplish such protection, the City will require the clustering of development away from such ravine areas. The transfer of density or intensity to non-sensitive portions of a site and/or the transfer of any portion of the development rights (density or intensity) to another developable parcel(s), or portion thereof is allowed. To receive development rights, the developable parcel(s), or portion thereof, must:

(1) Be located within 1,500 feet of the contributing property; ~~and~~

(2) Be zoned and categorized on the Future Land Use Map for the proposed use and development; and

(3) Be free of any steephead ravines or other ~~sensitive resources~~ environmentally sensitive lands or resources ~~protected by~~ defined within this Plan.

The portions of the contributing property from which development rights have been transferred must:

(1) Be preserved by the recordation of deed restrictions or covenants which indicate that the contributing property is not developable; and

(2) ~~Be subject to a Comprehensive Plan Amendment within six (6) months of such recordation, which amendment will impose a non-development Future Land Use category (i.e. Conservation) on the contributing land.~~ Be approved for a Comprehensive Plan Amendment to the Conservation category by the City Council before the final development order is issued.

~~Additional rules, regulations and administrative procedures necessary to the implementation of this policy, if any, shall be included within the City Code~~

**Objective 5.A.3 – Manage and/or acquire our natural resources for continued environmental health.**

**Policy 5.A.3.1 –** Coordinate with appropriate state or regional agencies shall be extended to promote the removal of non-native invasive species, as listed in the Florida Natural Areas Inventory Invasive Plant Directory or the Florida Institute of Food and Agriculture Sciences (IFAS) Center for Aquatic and Invasive Plants Directory.

**Policy 5.A.3.2** – Promote acquisition of appropriate parcels of land through the Florida Communities Trust Florida Forever Program or the Trust for Public Lands and/or other programs as may be appropriate to develop partnerships to protect environmentally sensitive lands and resources.

**Policy 5.A.3.3 –** Refer to the Okaloosa County Soil Survey, as published by the U.S. Department of Agriculture (FDA), Natural Resources Conservation Service, during the comprehensive planning and development review process, as applicable.

**Policy 5.A.3.4** – Prohibit seawalls along the Yellow and Shoal Rivers.

**Policy 5.A.3.5** – Require that any filling or grade changes made as a result of development to not cause erosion, inhibit the flow of flood waters, contribute additional flood heights, or cause water to dispose onto abutting properties.

**Policy 5.A.3.6** – Prioritize areas identified know to have experienced heavy soil erosion problems for methods to mitigate this occurrence.

**Policy 5.A.3.7 –** Promote water reuse and reclamation, where appropriate, for landscape, golf courses, irrigation, and industrial use applications.

**Policy 5.A.3.8** – Comply with the resource management plans of the Northwest Florida Water Management District (NWFWMD) for the emergency conservation of water sources by establishing water conservation measures. Such measures may consist of but not be limited to the following:

(1) The use of low water use plumbing fixtures;

(2) The reuse of water for irrigation of crops in agricultural operation; and

(3) The use of odd-even watering days.

# TRANSPORTATION

~~Section 8.01 Purpose: The purpose of this Chapter (element) is to establish the desired and projected transportation system within Crestview and to plan for future motorized and non-motorized traffic circulation systems. Future traffic circulation systems are supported by the goals, objectives and policies of this element and are depicted on the Traffic Circulation Map (Figure 8-1) which is incorporated herein by reference.~~

~~Section 8.02 Data and Analysis: This Chapter (element) is based upon data and analysis requirements pursuant to the rules in effect when the Plan was adopted and amended (reference Sections 5.03, 5.06 and 5.07 of this Ordinance and Chapter 5 of the Foundation Documents).~~

~~Section 8.03 Mass Transit, Aviation and Deep Water Ports: Not applicable. There is no mass transit system within the City of Crestview nor is one planned during the planning period. Similarly, there are no airports or deep water ports located within the City. Therefore, there are no goals, objectives or policies relating to these issues within this plan.~~

~~Section 8.04 Goals, Objectives and Policies: The Goals, Objectives and Policies of this element are as follows:~~

~~Goal 8.A *GOAL 6.A* – *Provide* *Ensure* *a safe, integrated, cost-effective transportation and functional roadway* *mobility* system for all residents and visitors to the City of Crestview.~~

~~Objective 8.A.1~~ Objective 6.A.1 – Continually provide for safe, convenient, efficient and cost-effective motorized and non-motorized traffic circulation ~~within the City upon adoption of this Ordinance~~ and access.

~~Policy 8.A.1.3 - All new road construction projects within the City shall accommodate labor intensive transportation. Such accommodation may include the installation of signage, striping of roadways, installation of sidewalks, widening of shoulders, installation of sidewalk ramps at intersections, and the like. Page 8-2~~

~~Policy 8.A.1.5 - Coordinated access routes (service roads) shall be encouraged, or required, for developments adjacent to major roadways within the City.~~

~~Policy 8.A.1.6 - The LDC shall contain regulations which provide for all future developments to pay all costs and construct all roads within the development to City standards so that the roads, upon construction, may be accepted into the City's road system (reference Objective 14.A.4).~~

~~Policy 8.A.1.8 - The City will continue its efforts to develop a two-lane circumferential route around the City. The route shall follow existing rights-of-way whenever possible. The first priority in developing this route will be in the northern sector of the City so as to provide~~

~~additional ground transportation to Bob Sikes Airport. In addition, this route, upon completion, will provide relief for the S.R. 85 - U.S. 90 intersection.~~

~~**Policy 8.A.1.9** In cooperation with the TPO, participate in the development of the "Five Year Transit Development Plan" with emphasis on the establishment of numerical indicators against which the mobility goals of the City can be measured, such as modal split, annual transit trips and automobile occupancy rates.~~

~~**Policy 8.A.1.12** Applicants for development approval for projects with impacts to any road improvement project listed in Table 14-1-T may be required to:~~

~~(1) Construct all or part, depending on the level of impact, of a listed improvement; or~~

~~(2) Improve an existing road if listed or deemed necessary during the development review process; or~~

~~(3) Contribute impact fees toward one of more of the listed improvements.~~

~~**Policy 8.A.1.1** **Policy 6.A.1.1**~~ – ~~The City hereby~~ Adopts~~s~~ Level of Service (LOS) C as the minimum operating ~~level of service~~ LOS for all local roads within the City.

~~**Policy 8.A.2.1** **Policy 6.A.1.2**~~ – ~~The minimum acceptable level of service standard for roadways on the Strategic Intermodal System (SIS), the Florida Intrastate Highway System, and those funded under the Transportation Regional Incentive Program, shall be in accordance with the Statewide Minimum Level of Service Standards for the State Highway System published in Rule 14-94 of the Florida Administrative Code as existing on May 27, 2008, or the rule variance issued by the FDOT in DOT CASE NO. 08-010, Final Order granting variance dated April 21, 2008.~~ Adhere to the Statewide Minimum Level of Service Standards for the State Highway System to ensure the minimum acceptable Level of Service (LOS) standard for roadways on the Strategic Intermodal System (SIS), the Florida Intrastate Highway System, and those funded under the Transportation Regional Incentive Program.

The peak hour (100th highest hour) LOS standards for collector and arterial roads within the City are hereby adopted as follows:

- ~~SR 85 Long Term Transportation Concurrency Management System - SIS portion from south City limits to I-10~~
  ~~LOS C (temporary LOS D pursuant to Variance)~~
  ~~From I-10 to Redstone - LOS D From Duggan/Aplin to US 90 (SR 10) – LOS D~~
- ~~SR 85 from Redstone to Duggan/Aplin – LOS E~~
- ~~SR 85 from US 90 (SR 10) to City limits (north) - LOS D~~
- ~~SR 10 from City limits (west) to SR 85 - LOS D~~
- ~~SR 10 (US 90) from SR 85 to City limits (east) - LOS D~~
- ~~SR 8 (I-10) from City limits (west) to SR 85 - LOS C~~

- ~~SR 8 (I 10) from SR 85 to City limits (east) LOS C~~

- All Local Roads: LOS C
- All Collector Roads: LOS D
- I-10 – Santa Rosa County Line to SR 85: LOS C
- I-10 – SR 85 to Walton County Line: LOS C
- SR 85 – City Limits to Antioch Rd: LOS C
- SR 85 – Antioch Rd to Mirage Ave: LOS D
- SR 85 – Mirage Ave to E Walnut Ave: LOS D
- SR 85 – E Walnut Ave to 8th Ave/Stillwell Blvd: LOS D
- SR 85 – Garden St to Old Bethel Rd/Airport Rd: LOS D
- US 90 – Mayo Trail to City Limits: LOS D
- CR 188 – Sioux Cir to S of Susan Dr: LOS C
- CR 4 – Maracel Loop to SR 85: LOS C

~~The LOS standards adopted herein were established by the City in cooperation with the Florida DOT, the Okaloosa Walton TPO and Okaloosa County.~~

**Policy 6.A.1.3 –** Update land development regulations to require new development to provide a traffic impact study/traffic report prepared by a traffic engineer. Any new development that causes a City road to fall below the minimum level of service shall be required to mitigate the proposed impact to each roadway to the maximum extent possible in accordance with their Development Order. Any improvements shall be in accordance with City standards to allow the roads, upon completion, to be accepted into the City's road system.

~~**Policy 8.A.1.7**~~ **Policy 6.A.1.4** – ~~The City shall~~ Prioritize ~~its~~ City maintenance and reconstruction activities pursuant to ~~Policy 14.A.1.3~~ the pro rata share of the costs, together with any cost/benefit analysis, traffic safety analysis and analysis of the physical conditions of the various roadways within the City. Said analyses may be performed by the City or ~~others~~ by licensed transportation professionals. If performed by ~~others~~ licensed professionals, the manner and methods of analyses must be approved by the City.

~~**Policy 8.A.2.2** The City shall continue to use funds from various sources so as to complete the improvements listed in Table 14 1 T, thereby providing relief to SR 85.~~

**Policy 6.A.1.5** – Continue efforts to connect the Northwest Crestview Bypass project to the Southwest Crestview Bypass and create a Northwest Crestview Bypass link between U.S. 90 and State Road 85.

**Policy 6.A.1.6** – Actively and aggressively advocate for and support the widening of SR 85 through Crestview and northern Okaloosa County to the Alabama state line.

~~Policy 8.A.2.5~~ Policy 6.A.1.7 – ~~In order to generate sufficient funds to make needed roadway improvements (see Table 14-1-T), the City shall develop~~ Apply a fair and equitable ~~roadway~~ mobility impact fee ~~to be imposed~~ on all new development and/or redevelopment ~~activities~~, except such fees shall not be imposed on the construction ~~on~~ of a single-family lot existing prior to the effective date of the fee (April 26, 2009). The amount and implementation of the fees shall be guided by ~~the 2008~~ an Impact Fee Study (data and analysis) conducted by the City~~, with professional assistance from Moore Bass Consulting,~~ and consistent with Florida Law. ~~Periodic adjustments or the fee schedule are anticipated~~ Such study shall be updated every ten years to evaluate whether periodic adjustments to the fee schedule are needed to address changed conditions or circumstances, which adjustments, if any, shall only become effective upon approval by the City Council. Fees collected by the City toward the completion of a comprehensive long-range transportation plan and/or for funding short-term improvements to relieve congested facilities.

~~Objective 8.A.2~~ Objective 6.A.2 – Maintain ~~the~~ transportation and mobility infrastructure using design, ~~function of roadways for present and future residents upon adoption of this Ordinance funding~~, and programming that minimizes lifecycle costs and recognizes the importance of alternative modes of transportation.

~~Policy 8.A.2.4~~ Policy 6.A.2.1 – ~~In addition to the improvements referenced in Policy 8.A.2.2, impact fees collected by the City may be used toward the completion of a comprehensive long-range transportation plan,~~ Continue to use funds from various sources to complete identified improvements listed to provide multimodal transportation options and reduce overall traffic throughout the City, including the implementation of any express transit service between Crestview and Eglin Air Force Base (AFB), ~~and for funding short term improvements to relieve congested facilities~~.

~~Policy 8.A.2.3~~ Policy 6.A.2.2 – ~~The City shall~~ Continue ~~its~~ the City's practice of reconstructing or resurfacing local streets on an annual basis ~~(reference Table 14-1)~~.

Policy 6.A.2.3 – Develop a more comprehensive functional classification roadway inventory that adheres to guidance by the Florida Department of Transportation (FDOT).

Policy 6.A.2.4 – Implement a Concurrency Management System (CMS) to ensure the maintenance of the transportation system Level of Service (LOS) referenced in this element.

Policy 6.A.2.5 – Conduct a corridor management study for high volume/high speed roadways that potentially divide the community and limit the expansion of multimodal transportation options.

Policy 6.A.2.6 – Continue to monitor and evaluate intermodal deficiencies and their future needs, as well as their impact on traffic within the City.

~~Objective 8.A.3~~ Objective 6.A.3 – Coordinate the integrated traffic circulation and mobility system with ~~the future land uses shown on the Future Land Use Map (Figures 7-1) upon adoption of this Ordinance~~ land development and uses.

~~Policy 8.A.3.1~~ Policy 6.A.3.1 – ~~All land use decisions shall be consistent with the adopted Future Land Use Map series and the Traffic Circulation Map (Figure 8-1).~~ Continue to coordinate the transportation systems with the existing land uses and those depicted on the Future Land Use Map.

~~Policy 8.A.3.2 The City shall continue its practice of providing or requiring the provision of labor intensive transportation systems to link residential areas with recreational and commercial areas in a safe manner (reference Policies 8.A.1.2 and 8.A.1.3).~~

~~Policy 8.A.3.3 The committee appointed pursuant to Policy 14.A.2.6 annually shall evaluate City traffic volumes and system demands in order to monitor and identify impacts of new growth. The committee's report shall be submitted to the LPA and City Council pursuant to Section 14.06 of this Ordinance~~

~~Policy 8.A.1.2~~ Policy 6.A.3.2 – ~~All new developments, including but not limited to, planned unit developments, shopping centers, multi-family residential projects and other projects with internal circulation and parking needs shall be required to provide safe and convenient on-site traffic flow, labor intensive transportation facilities and sufficient vehicular parking to accommodate the needs of the development. Where Feasible, development shall be required to provide shared/cross access and/or cross access easements to reduce the need for use of the external roadway system and to minimize access points and turning movements. Said provisions shall be delineated within the Land Development Code (reference Policy 7.A.1.1).~~ Maintain the land development regulations to require new development projects to provide shared/cross access and/or cross access easements from the street with the lower functional classification to reduce the need for use of the external roadway system by minimizing access points and turning movements. Projects subject to this required should include, but is not limited to, planned unit developments, shopping centers, multi-family residential projects and other projects with internal circulation and parking needs.

~~Policy 8.A.1.4~~ Policy 6.A.3.3 – ~~The LDC shall address the control of connections and access points of driveways to arterials and collector roads to facilitate safe and efficient access. Regulations shall be included within the LDC to control the distance between new access points consistent with Florida Statutes and FDOT Guidelines. In addition, the subdivision of lands along state roads shall be allowed only if access to the resulting parcels would not require a variance from FDOT access standards or if shared access easements and/or service roads are included on the recorded plat thereby abiding by the FDOT access standards to state roads.~~ Update the land development regulations to include the control of driveway connection and access points on arterials roads to facilitate safe and efficient access in a manner consistent with Florida Statutes (F.S.) and Florida Department of Transportation (FDOT) Guidelines. New development along state roads shall be allowed only if access to the

new parcels will not require a variance from FDOT access standards, or if shared access easements and/or service roads are included on the recorded plat thereby abiding by FDOT access standards to state roads.

~~Policy 8.A.1.5~~ Policy 6.A.3.4 – ~~Coordinated~~ Encourage the connection of access routes in the rear (service roads) ~~shall be encouraged, or required for developments~~ to adjacent property for developments that are located on major roadways within the City.

~~Policy 8.A.3.2~~ Policy 6.A.3.5 – ~~The City shall continue its practice of providing or requiring the provision of labor intensive transportation systems~~ Require the provision of active transportation systems to link residential areas with recreational and commercial areas in a safe manner as applicable.

~~Policy 8.A.1.10~~ Policy 6.A.3.6 – Continue to support the Okaloosa County Coordinated Transportation Program, ~~WFRPC's Park and Ride program, and the County's WAVE public transit system~~ the Emerald Coast Regional Planning Council Park and Ride program, and the Emerald Coast (EC) Rider public transit system to promote public transportation systems in designated public transportation corridors so as to encourage population densities sufficient with the appropriate land use densities and intensities of the area

~~Policy 8.A.3.2~~ Policy 6.A.3.7 – ~~The committee appointed pursuant to Policy 14.A.2.6 annually shall~~ Regularly evaluate City traffic volumes, travel patterns, and system demands to monitor and identify impacts and trends of new growth. ~~The committee's report shall be submitted to the LPA and City Council pursuant to Section 14.06 of this Ordinance.~~

Policy 6.A.3.8 – Pursuant to State Statute, complete airport zoning regulations by ordinance to address development and land use compatibility around airports outside of the City limits.

~~Objective 8.A.5~~ Policy 6.A.3.9 – ~~The City shall provide for the protection of existing and future rights-of-way from building encroachment within the Land Development Code (reference Policy 7.A.1.1).~~ Include right-of-way protection provisions within the land development regulations.

~~Objective 8.A.4~~ Objective 6.A.4 – Coordinate the City's decision-making process with the plans and programs of the Florida Department of Transportation (FDOT) and the ~~Fort Walton Beach TPO~~ Okaloosa-Walton Transportation Planning Organization (TPO) ~~upon adoption of this Ordinance (reference Section 17.01).~~

~~Policy 8.A.4.1 The City will review the activities of the Florida DOT and continue its participation with Fort Walton Beach TPO and shall participate in the preparation of the cost feasible plan as it affects Crestview.~~

~~Policy 8.A.1.11~~ Policy 6.A.4.1 – Participate in the implementation of the ~~F.W.B. Urbanized Area TPO Plan~~ Okaloosa-Walton Transportation Planning Organization (TPO) 2045 Long Range Transportation Plan strategies to facilitate local traffic use of alternatives to the Florida

Intrastate Highway System to protect the City's interregional and intrastate functions and direct through traffic onto principal arterials (SR 85, U.S. 90 and I-10) and away from local streets.

Policy 6.A.4.2 – Support in the preparation of the Okaloosa-Walton Transportation Planning Organization (TPO) 2045 Long Range Transportation Plan Cost Feasible Plan Report.

~~Policy 8.A.1.10~~ Policy 6.A.4.3 – ~~Also, the City will~~ Continue ~~its~~ active participation with the ~~MPO~~ Okaloosa-Walton Transportation Planning Organization (TPO) and the development of ~~it's~~ the City's Congestion Management System Plan ~~in order~~ to increase use of alternatives to single occupancy vehicles, alter trip patterns and improve traffic flow~~, among other things.~~

~~Policy 8.A.4.2~~ Policy 6.A.4.4 – ~~The City will~~ Participate in, review, and monitor~~,~~ the annual updates of the five (5) year construction plan ~~(FDOT) as~~ prepared by ~~the Fort Walton Beach TPO~~ Okaloosa-Walton Transportation Planning Organization (TPO) ~~so as~~ to ensure that activities of the City and the construction plan are consistent.

Policy 6.A.4.5 – Continue to review and be consistent with the most updated Okaloosa-Walton Transportation Planning Organization's (TPO) Long Range Transportation Plan (LRTP).

Policy 6.A.4.6 – Continue to coordinate transportation initiatives with the Okaloosa-Walton Transportation Planning Organization (TPO) online interactive Transportation Improvement Program (TIP).

~~Policy 8.A.5.1 The City shall continue to enforce Chapter 102 of the City Code (the Zoning Ordinance) and include said Ordinance within the LDC (reference Policies 7.A.1.1, 7.A.1.2 and 7.A.7.2). Note: The Zoning Ordinance provides adequate setbacks along all area roadways, including state highways, so that existing rights of way are protected from building encroachment.~~

~~Objective 8.A.6 – The City shall continually take steps and actions designed to relieve congestion on area roadways, especially SR 85.~~

~~Policy 8.A.6.1 – In cooperation with the FDOT, TPO and Okaloosa County, the City will establish a multi modal transportation district (MMTD) by July 1, 2009. Any modifications to this Plan necessary to implement the MMTD shall be made prior to December, 2009. Such modifications will include the delineation of the District on the Future Land Use Maps and Future Traffic Circulation Maps.~~

~~Policy 8.A.6.2 – Among other things, the MMTD will include improvements and modifications to the Okaloosa County "WAVE" public transit system by placing transit facilities within an appropriate radius from residential development, especially medium density and high density areas and the downtown area. The timing and headways of transit service will be recommended for modification to best serve the commuting population.~~

~~Policy 8.A.6.3~~ Policy 6.A.4.7 – ~~The City will work wit~~ Work with Florida Department of Transportation (FDOT), Okaloosa-Walton Transportation Planning Organization (TPO), Okaloosa County and Eglin Air Force Base (AFB) to create opportunities for workforce commuter service, including, but not limited to, the identification of additional feasible park and ride locations and encouraging or requiring new development to promote the use of the commuter services (which may include park and ride locations or transit stops as part of the development).

~~Policy 8.A.6.4 Promotion of any commuter services shall be a priority and toward that end, the City may provide for private sector subsidies to defray the costs associated with such promotion. Among other techniques, the City may allow advertising at or on transit stops, park and ride locations and use of such in promotional brochures promoting the private sector business or Page 8-6 interests. The City may appropriate public funds for promotion of commuter service if private funds are deemed insufficient.~~

~~Policy 8.A.6.5~~ Policy 6.A.4.8 – ~~The City will~~ Continually coordinate with Florida Department of Transportation (FDOT) and Okaloosa County to accomplish short term improvements to area roadways. ~~At least annually,~~ Regularly, the City shall identify areas for improvement, including but not limited to, the adequacy of stacking and turn lanes (location and length), use of traffic circles at strategic locations, signal timing, median openings or closures, service roads and cross connections. ~~The committee appointed pursuant to Section 14.06 shall include in its annual reports recommendations to accomplish any improvement so identified. Such recommendation(s) shall be provided to the appropriate agency for action or consideration upon approval of the recommendation by the LPA and City Council.~~ Funds generated by new development may be used to further the intents of this policy or to affect the identified improvement(s).

**Objective 6.A.5 – Improve the connectivity and accessibility of public transit within the City limits.**

Policy 6.A.5.1 – Enter into a new or renewed Okaloosa County Public Transit Cooperative agreement with Okaloosa County and partnering municipalities that would allow the development of increased public transit routes in the City of Crestview.

Policy 6.A.5.2 – Continue participation in the Emerald Coast Regional Planning Council Park and Ride program.

Policy 6.A.5.3 – Work with Okaloosa County to implement their "Ten-Year Transit Development Plan" with emphasis on the establishment of numerical indicators against which the mobility goals of the City can be measured, such as modal split, annual transit trips and automobile occupancy rates.

Policy 6.A.5.4 – Work with the Emerald Coast (EC) Rider to offer increased public transit routes and improved times within the City limits, with a focus on developing stops and/or facilities

nearby to medium and high-density corridors, employment hubs, healthcare facilities, and public facilities.

**Objective 6.A.6 – Improve safety and efficiency of bicycle and pedestrian facilities in downtown and higher-density areas including their surrounding roadways.**

**Policy 6.A.6.1** – Develop an improved local bicycle and pedestrian facility inventory to identify appropriate routes for all residents and visitors.

**Policy 6.A.6.2 –** Apply for grant funds to complete a Safety Action Plan through the Safe Streets and Roads for all Program (SS4A) through the Federal Highway Administration (FHWA) to identify high-risk corridors and develop projects and policy updates that address major roadway concerns in the City.

**Policy 6.A.6.3** – Using a data-driven approach, update the bicycle and pedestrian level of stress that can be integrated into a comprehensive bicycle and pedestrian master plan.

**Policy 6.A.6.4** – Conduct an analysis of local land uses and transportation practices that encourage active transportation throughout the City as part of a bicycle and pedestrian master plan.

**Policy 6.A.6.5** – Implement safety strategies to lower the current bicycle and pedestrian level of stress on roadways with high stress levels.

**Policy 6.A.6.6** – Coordinate sidewalk improvement projects and plans to increase the safety and efficiency of the sidewalk infrastructure within the City.

# INFRASTRUCTURE

~~(~~SANITARY SEWER, SOLID WASTE, STORMWATER, AND POTABLE WATER ~~AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT)~~ INCLUDED HEREIN.

~~**Section 10.01 Purpose:** The purpose of this Chapter (element) is to provide for necessary public facilities and services correlated with the Future Land Use Maps (projections) and consistent with the goals, objectives and policies contained in this Ordinance.~~

~~**Section 10.02 Data and Analysis:** This Chapter (element) is based upon the data and analysis requirements pursuant to the rules in effect when the Plan was adopted and amended. Reference Sections 5.03, 5.06 and 5.07 of this Ordinance and Chapter 7 of the Foundation Documents.~~

~~**Section 10.03 Natural Groundwater Aquifer Recharge:** NOT APPLICABLE. There are no identified prime (potable) groundwater or aquifer recharge areas within the City for the Floridan aquifer (reference Chapter 7, Exhibit A, Foundation Documents). Goals, Objectives and Policies regarding the sand and gravel aquifer are included at Section 10.08 of this Ordinance.~~

~~**Section 10.04 Sanitary Sewer Goals, Objectives and Policies:** The Goals, Objectives and Policies for sanitary sewer are as follows:~~

## Sanitary Sewer

***~~Goal 10.A~~ GOAL 7.A*** *– ~~The provision of~~ Provide an environmentally safe and efficient wastewater collection, treatment, and disposal system.*

~~Objective 10.A.1~~ Objective 7.A.1 – ~~Continually correct existing facility deficiencies, replace obsolete or worn out facilities and maximize the use of existing facilities during the planning period.~~ Plan for existing facility needs and to meet future capacity demands to support the growing City population.

~~Policy 10.A.1.1~~ Policy 7.A.1.1 – Continue to cooperate with Okaloosa County ~~so as~~ to eliminate sanitary sewer service areas with duplicate facilities.

~~Policy 10.A.1.3~~ Policy 7.A.1.2 – The Level of Service (LOS) standards for sanitary sewer within the City shall be 108 gallons per capita per day (average daily demand) for both collection and treatment.

~~Policy 10.A.1.2~~ Policy 7.A.1.3 – ~~The City shall~~ Include sanitary sewer Level of Service (LOS) standards within the ~~City Code~~ land development regulations and ~~shall~~ ensure the

maintenance of LOS standards through implementation of the Concurrency Management System ~~(reference Chapter 6 of this Ordinance)~~ (CMS).

~~Policy 10.A.1.4~~ Policy 7.A.1.4 – ~~The LDC shall contain~~ Include detailed methodologies for determining available capacity and the impact upon capacity of any proposed development in the land development regulations.

~~Policy 10.A.1.5~~ Policy 7.A.1.5 – ~~The City will~~ Maintain an infiltration/inflow rate of twenty (20%) percent of average daily flow or better.

~~Policy 10.A.1.6~~ Policy 7.A.1.6 – ~~The City will~~ Continue to prohibit package treatment plants. Nothing in this policy shall be interpreted to prohibit pre-treatment facilities when necessary to serve individual businesses or industry ~~(also, see Policy 11.A.2.3)~~.

~~Policy 10.A.1.7~~ Policy 7.A.1.7 – ~~The City will continue its efforts to have all properties within the City served by the central sewage system. The City will continue to implement the provisions of Section 90-107 of the City Code which, among other things, requires connection to the central sewer system within 30 days of notice if within 200 feet of the central system.~~ Update the land development regulations to include a reference to Sewer Use Regulations and its requirements to have all properties within the City served by the central sewage system.

~~Objective 10.A.2~~ Objective 7.A.2 - Coordinate extensions to the collection system ~~and increase in capacity of the entire system with the Future Land Use Maps and future facility needs upon adoption of this Ordinance~~ implement disposal improvements that will allow increases in capacity able to support the projected City population.

~~Policy 10.A.2.1~~ Policy 7.A.2.1 – Extension of collection systems shall be provided by the private sector and consistent with the Future Land Use Map ~~(Figure 7-1) (reference Policy 14.A.4.2)~~.

Policy 7.A.2.2 – Require all septic tank uses to connect to the central sewer system within one year of notification of sewer availability.

~~Policy 10.A.2.2~~ Policy 7.A.2.3 – ~~Prioritization of~~ Prioritize the reconstruction or rehabilitation of existing collection lines ~~will be accomplished pursuant to Policy 14.A.1.3 of this Ordinance~~.

~~Policy 10.A.2.3~~ Policy 7.A.2.4 – ~~The City will continue its practice of "pay as you go" growth as it occurs by periodically adjusting sewer impact fees and user fees as necessary (reference Policy 14.A.1.2).~~ Continue to evaluate sewer impact fees and user fees to ensure they meet the demand of development, and periodically adjust as necessary.

Solid Waste

~~Section 10.05 Solid Waste Goals, Objectives and Policies:~~ ~~The Goals, Objectives and Policies for solid waste are as follows:~~

~~*Goal 10.B*~~ *GOAL 7.B* ~~*– An environmentally*~~ *Provide a safe, efficient, and cost-effective system for the collection and disposal of solid waste.*

~~Objective 10.B.1~~ Objective 7.B.1 – ~~Continually correct existing facility deficiencies, coordinate the increase in~~ Expand the capacity of facilities to meet future ~~needs and maximize demand~~ by maximizing the use of existing facilities ~~during the planning period~~ and correcting deficiencies.

~~Policy 10.B.1.5~~ Policy 7.B.1.1 – The Level of Service (LOS) standards for solid waste within the City of Crestview shall be five (5) pounds per capita per day.

~~Policy 10.B.1.4~~ Policy 7.B.1.2 – ~~The City shall include LOS standards for solid waste collection within the City Code and shall ensure the maintenance of LOS standards through implementation of the Concurrency Management System (reference Chapter 6 of this Ordinance).~~ Implement the Concurrency Management System (CMS) to ensure the maintenance of the solid waste Level of Service (LOS) standards.

~~Policy 10.B.1.2~~ Policy 7.B.1.3 – ~~The City shall~~ Continue ~~its~~ City efforts to develop alternatives to landfills. Such alternatives may include a pilot project for composting of solid waste or other technologically sound and environmentally sensitive methods for disposal to increase the useful life of existing facilities.

~~Policy 10.B.1.3~~ Policy 7.B.1.4 – ~~The City will cooperate~~ Facilitate cooperation with the ~~Regional Utility Authority~~ Utility Service Division and other units of local government in efforts to develop technologically sound, cost-effective and long-term solid waste disposal solutions.

~~Policy 10.B.1.1~~ Policy 7.B.1.5 – ~~The City shall~~ Continue enforcement of ~~Chapter 32 and Chapter 70 of the~~ City Code ~~(Health and Sanitation and Solid Waste and Recycling services)~~ as it relates to health and sanitation so that all solid waste generated within the City is properly collected and disposed of.

Policy 7.B.1.6 – Continue to expand septic-to-sewer connections based on increased analysis of the potential wastewater facilities, their capacity, projected flows for the next twenty years, and the timeline for constructing the sanitary sewer system.

~~Policy 10.B.1.6 The City shall prioritize solutions to its solid waste facility or equipment needs pursuant to Policy 14.A.1.3.~~

Stormwater

~~Section 10.06 Stormwater Goals, Objectives and Policies: The Goals, Objectives and Policies for storm water drainage are as follows:~~

*~~Goal 10.C GOAL 7.C~~ – ~~An environmentally safe and~~ Provide an efficient stormwater management system that provides for local and area wide protection of natural drainage and recharge areas.*

~~Objective 10.C.1~~ Objective 7.C.1 – ~~Continually correct existing facility deficiencies and maximize the use and function of existing facilities including natural drainage features such as streams and lakes during the planning period.~~ Expand the capacity of facilities, including natural drainage features, by maximizing the use of existing facilities and correcting deficiencies.

~~Policy 10.C.2.3~~ Policy 7.C.1.1 – The Level of Service (LOS) standards for drainage and stormwater ~~management (reference Policy 7.A.1.1).~~ shall be:

(1) Retain the first inch of run-off on-site; and

(2) Post development run-off shall not exceed the pre-development run-off rate for a 25-year storm event, up to and including an event with a 24-hour duration.

~~Note: The LDC shall include design and performance standards pursuant to the Environmental Resource Permit (ERP) requirements of Chapter 62-346, F.A.C. and Chapter 62-349, F.A.C.~~

~~Policy 10.C.1.2~~ Policy 7.C.1.2 – ~~The City shall~~ Continue ~~its~~ the practice of correcting localized drainage problems ~~so LOS standards are maintained (reference Policy 10.C.2.3)~~ to maintain Level of Service (LOS) standards.

~~Policy 10.C.1.5~~ Policy 7.C.1.3 – ~~The LDC shall include land use regulations (reference Policy 7.A.1.1). In addition, the LDC shall include regulations which require site specific development plans to~~ Protect natural drainage features and incorporate the features into the site planning development process so long as their adhere to the Level of Service (LOS) standards.

~~Policy 10.C.1.1~~ Policy 7.C.1.4 – ~~The City shall~~ Continue ~~its~~ the practice of not issuing development permits for projects not meeting the design criteria for correcting existing deficiencies or meeting future drainage requirements.

~~Policy 10.C.2.1~~ Policy 7.C.1.5 – ~~Installation of stormwater management facilities made necessary by new development shall be the responsibility of the developer (reference Policy 14.A.4.2).~~ Require developers to install stormwater management facilities made necessary by new development.

~~Policy 10.C.1.3~~ Policy 7.C.1.6 – ~~The City shall~~ Require the use of swale drainage on ~~(~~new and existing~~)~~ roadways to the maximum extent possible. ~~Perforated pipe shall be used in situations where piping is necessary, and where conditions permit the practical application of such perforated pipe (also, see Policy 11.A.2.5).~~

~~Policy 10.C.1.4~~ Policy 7.C.1.7 – ~~The City shall~~ Continue to operate ~~its~~ the demand responsive system so as to identify and correct localized drainage or stormwater problems ~~The system is based upon citizen notification to the City and the City's immediate response to such notification regarding drainage or stormwater problems. Normally, the City reviews the circumstances regarding the localized drainage issue and develops and implements a solution to the problem~~.

Policy 7.C.1.8 – Update the land development regulations to provide more stringent requirements for site plans to protect natural drainage features in critical areas and districts.

~~Objective 10.C.2 - Provide stormwater facilities concurrent with demand created by future development (reference Chapter 6 of this Ordinance).~~

~~Policy 10.C.2.2 - The City Code shall contain LOS standards for drainage and stormwater management (reference Policy 7.A.1.1).~~

Potable Water

~~Section 10.07 Potable Water Goals, Objectives and Policies:~~ ~~The Goals, Objectives and Policies for potable water are as follows:~~

***~~Goal 10.D~~ GOAL 7.D – ~~An environmentally safe and~~ Provide an efficient and well-maintained system for the provision of potable water.***

~~Objective 10.D.1~~ Objective 7.D.1 – ~~Continually~~ Correct facility deficiencies~~, replace~~ by replacing obsolete or worn-out facilities and maximizing the use of existing facilities during the planning period.

~~Policy 10.D.1.1~~ Policy 7.D.1.1 – ~~The City shall~~ Include potable water Level of Service (LOS) standards within the City Code and ~~shall insure~~ ensure the maintenance of LOS standards through implementation of the Concurrency Management System ~~(reference Chapter 6)~~ (CMS).

~~Policy 10.D.1.2~~ Policy 7.D.1.2 – The Level of Service (LOS) standard for potable water within the City shall be 125 gallons per capita per day (average daily demand).

~~Policy 10.D.1.3~~ Policy 7.D.1.3 – Ensure that all improvements or expansions made to the potable water system ~~shall be~~ are consistent with Level of Service (LOS) standards ~~and this Ordinance~~.

~~Objective 10.D.2~~ Objective 7.D.2 – Provide potable water facilities ~~concurrent with demand (reference Chapter 6) upon adoption of the LDC (reference Policy 7.A.1.1).~~ to meet current and future demand while continually conserving water resources.

~~Policy 10.D.2.1~~ Policy 7.D.2.1 – ~~Cost for potable water facilities will be funded~~ Fund potable water facilities by user fees, impact fees, special assessments or other devices determined appropriate by the City.

~~Policy 10.D.2.2~~ Policy 7.D.2.2 – ~~Cost for water line extensions made necessary by new development shall be funded in total by the developer (reference Policy 14.A.4.2).~~ Require that water line extensions made necessary by new development are funded in total by the developer in coordination with the City's fiscal policies and Code of Ordinances unless specified otherwise in a Development Order.

~~Objective 10.D.3 Continually conserve potable water resources upon adoption of the LDC (reference Policy 7.A.1.1).~~

~~Policy 10.D.3.1~~ Policy 7.D.2.3 – ~~The City shall cooperate~~ Work with the Regional Utility Authority for water supply planning and financing alternatives.

~~Policy 10.D.3.2~~ Policy 7.D.2.4 – ~~The LDC shall continue to include a Water Saving Devices Ordinance and the City shall continue to enforce Federal water saving devices requirements so as to achieve a reduction in Potable Water demand by households (on a per capita basis) of 20%.~~ Enforce water saving devices requirements in the City Code to achieve a twenty (20) percent per capita basis reduction in potable water demand by household.

~~Policy 10.D.3.3~~ Policy 7.D.2.5 – ~~The City shall~~ Continue to study and evaluate the use of surface water to meet future potable water demands.

~~Policy 10.D.3.4~~ Policy 7.D.2.6 – ~~An area of water resources concern may be established by the Northwest Florida Water Management District to protect the area's water resources from depletion, saltwater intrusion or man induced contamination, or from any other activity which may substantially affect the quality or quantity of the area's water resources. The City of Crestview shall~~ Cooperate with the Northwest Florida Water Management District (NWFLWMD) ~~in its establishment~~ to establish ~~any~~ areas of water resource concerns ~~which~~ that may impact the corporate limits of the ~~City of Crestview.~~ ~~Within such an area, the~~ NWFLWMD may establish lower permit thresholds, establish management and minimum levels, and stipulate any limiting conditions as necessary to monitor, manage, and control the use of water.

~~Policy 10.D.3.5~~ Policy 7.D.2.7 – ~~Should an area be declared an area of water resources concern pursuant to Policy 10.D.3.4 above, the City shall include, within the LDC appropriate regulations to assist in the enforcement of the regulations which accompany such declaration. Specifically, the LDC shall include relevant portions of Section 40A-2.801, et. seq. of the Florida Administrative Code in order to provide for regulatory provisions to protect the quality and quantity of groundwater serving the City.~~ Update the land development regulations with appropriate policies to assist in the enforcement if an area is declared an area of water resources concern by Northwest Florida Water Management District (NWFLWMD).

~~Policy 10.D.3.6~~ Policy 7.D.2.8 – ~~In cooperation~~ Cooperate with the Northwest Florida Water Management District (NWFLWMD), the City has an Alternative Water Supply Plan that includes alternative water supply sources. These alternative sources have been approved by the ~~WMD~~ NWFLWMD and upon identification of cost feasible methods for implementation, the alternatives shall be included in the Schedule of Capital Improvements and the work plan shall be adopted into this Plan by reference~~. The alternative water supply sources include, but are not limited to:~~

~~(1) Riverbank Filtration~~

~~(2) Direct Stream withdrawal~~

~~(3) Stormwater Collection and Treatment~~

~~(4) Re-Use of Treated Waste Water~~

~~(5) Interconnections with Auburn Water System and/or Okaloosa County Water System.~~

~~Policy 10.D.3.7~~ Policy 7.D.2.9 – ~~The City shall~~ Implement recommendations ~~form the Northwest Florida Water Management District's Regional Water Supply Plan~~ and comply with the regulations outlined in the most updated version of the Region II Northwest Florida Water Management Regional Water Supply Plan.

~~Policy 10.D.3.8~~ Policy 7.D.2.10 – ~~The City shall~~ Maintain and update the City's Water Supply Facilities Plan every five (5) years, to cover ~~for~~ at least a ~~10~~ ten-year planning period ~~addressing water supply facilities and sources necessary to serve existing and future populations and~~. The Water Supply Facilities Plan will need to discuss the needs for the ten-year period, identification, and prioritization of the water supply facilities, and identify capital projects, including financially feasible revenue sources in conjunction with the City's Consumptive Use Permit.

~~Policy 10.D.3.9~~ Policy 7.D.2.11 – ~~The Water System Facilities Plan will be used~~ Use the Water Supply Facilities Plan to prioritize and coordinate the expansion and upgrade of facilities used to withdraw, transmit, treat, store and distribute potable water.

~~Policy 10.D.3.10~~ Policy 7.D.2.12 – ~~The City shall~~ Continue to focus on conservation strategies, including, but not limited to:

(1) Require water demand reduction devices in new construction;

(2) Provide density/intensity bonuses for Xeriscaping in new developments or redevelopments;

(3) Promote the use of reclaimed water where feasible; and

(4) Equip City operated irrigation systems with rain sensors and/or soil moisture monitoring devices.

~~Policy 10.D.3.11 - In cooperation with the NWFWMD, the City has prepared a Water Supply Facilities Work Plan. The Plan, titled "CITY OF CRESTVIEW, FLORIDA, WATER SUPPLY FACILITIES WORK PLAN", dated December, 2009 and prepared by TETRA TECH on behalf of the City, is hereby adopted, by reference, into this Comprehensive Plan.~~

~~Objective 10.D.4~~ Objective 7.D.3 - ~~The City shall continually~~ Maximize the ~~use of its existing~~ the current and projected plant capacity to accommodate the City's increasing population's impact on the potable water facilities capacity ~~so~~ as to discourage urban sprawl and conserve existing water sources ~~by implementing Policies 10.D.4.1 through 10.D.4.3, among others.~~

~~Policy 10.D.4.1~~ Policy 7.D.3.1 – ~~The LDC shall contain requirements~~ Update the land development regulations to include requirements which provide for the mandatory connection to the potable water system pursuant to ~~Chapter 20 of~~ the City Code.

~~Policy 10.D.4.2~~ Policy 7.D.3.2 – ~~All cost for distribution system expansions caused by new development shall be the responsibility of the new development pursuant to Chapter 102 of the City Code.~~ Require that new development pay for all cost for distribution system expansions caused by the associated new development pursuant to the City's fiscal policies and Code of Ordinances unless otherwise specified in a Development Order.

~~Policy 10.D.4.3 Limitations on annexations shall be implemented pursuant to Policy 7.A.6.6 of this ordinance~~

~~Section 10.08 Natural Groundwater Aquifer Recharge Goals Objectives and Policies:~~ ~~The goals, objectives and policies for the natural groundwater aquifer recharge (sand and gravel aquifer) sub-element are as follows:~~

~~*Goal 10.E - Provide for the recharge of the sand and gravel aquifer from rainfall. Note: The Floridian Aquifer is not recharged within the City (reference Exhibit 7A, Chapter Seven, Foundation Document). The sand and gravel aquifer is not used for potable water purposes.*~~

~~Objective 10.E.1 - The LDC shall continue to include regulations which protect the function of the sand and gravel aquifer and the recharge potential for such aquifer. The regulations shall continually be consistent with Policies 10.E.1.1 and 10.E.1.2, among others.~~

~~Policy 10.E.1.1 - The LDC shall include regulations which insure the continuation of adequate open spaces within the City so that rainfall may reach the sand and gravel aquifer through percolation.~~

~~Policy 10.E.1.2 - The LDC shall include provisions pursuant to Policies 7.A.1.2 (b)(c)(d)(e)(f)(g)(h), 7.A.2.2, 7.A.2.3 (b),7.A.3.2, 7.A.4.1, 7.A.4.2, 7.A.4.3, 7.A.4.6, 7.A.6.4,~~

~~8.A.5.1, 9.A.3.2, 10.A.1.5, 10.A.1.6, 10.A.1.7, 10.C.1.3, 10.C.2.3, 10.D.3.2, 10.D.3.3, 10.D.3.4, 10.D.3.5, 11.A.2.1, 11.A.2.2, 11.A.2.3, 11.A.2.4, 11.A.2.5, 11.A.2.6, 11.A.3.4, 12.A.1.1, 12.A.3.3, 12.A.3.7, among others~~

## INTERGOVERNMENTAL COORDINATION

~~Section 13.01 Purpose:~~ ~~The purpose of this Chapter (element) is to identify and resolve incompatible goals, objectives, policies and development proposed in this Ordinance (the City's Comprehensive Plan) and to determine and respond to the needs for coordination processes and procedures with adjacent local governments, regional and state agencies.~~

~~Section 13.02 Data and Analysis:~~ ~~This element is based upon the data and analysis requirements found in the Foundation Document supporting this Plan (reference Sections 5.03, 5.06 and 5.07 of this Ordinance and Chapter 10 of the Foundation Documents).~~

~~Section 13.03 Area of Concern~~: ~~The area of concern for the City of Crestview is Okaloosa County.~~

~~Section 13.04 Goals, Objectives and Policies~~: ~~The Goals, Objectives and Policies of this Chapter (element) are as follows:~~

*~~Goal 13.A~~ GOAL 8.A – ~~Provide~~ Ensure coordination ~~of this plan (ordinance)~~ among the City, ~~with~~ Okaloosa County, ~~and other governmental agencies providing services within the City~~ regional and state agencies, federal agencies, and quasi-public agencies*.

~~Objective 13.A.1 - To review, on an annual basis, actions that have taken place to coordinate the Comprehensive Plan of Crestview with the Plans of other units of government and the Okaloosa County School Board.~~

~~Policy 13.A.1.1 - The committee appointed pursuant to Policy 14.A.2.6 shall include within its review efforts (pursuant to Section 14.06) an analysis of the coordination between plans of affected governments (reference Section 13.03 above).~~

~~Policy 13.A.1.2~~ Objective 8.A.1 – ~~The City shall continue to use the Okaloosa County Comprehensive Plan Committee (consisting of officials from Okaloosa County and all cities therein, Eglin AFB, Hurlburt Field, and the Okaloosa County School Board) to coordinate Comprehensive Plans for the local governments, the School Board and the Air Force and to provide information regarding proposed development.~~ Coordinate the Comprehensive Plan of Crestview with the Plans of other Okaloosa County local governments and Eglin Air Force Base (AFB) operations.

~~Policy 13.A.1.3 - The City shall consider participation with Okaloosa County and other units of local government in the acquisition and use of a computerized Geographic Information System (GIS).~~

Policy 8.A.1.1 – Work with the staff persons of Okaloosa County and each of the cities located within Okaloosa County who are responsible for the implementation of each

respective Comprehensive Plan to coordinate future planning efforts. Such discussions may include, but are not limited to:

(1) Annexation policies and procedures;

(2) Potential for Joint Planning Areas;

(3) Creation or review of existing Joint Infrastructure Service Areas;

(4) Review of existing or proposed interlocal agreements;

(5) The impacts of the previous year's Future Land Use Map amendments, and how those amendment and subsequent development have affected local government services or service providers;

(6) Coordination of land use densities and intensities; and

(7) Coordination of transportation facility capacities and projected capacities.

**Policy 8.A.1.2** – Coordinate with relevant members of local government and work with the appointed representative of Eglin Air Force Base (AFB) to provide information and receive comments regarding Plan policy and Future Land Use mapping.

**Policy 8.A.1.3** – Consider a representative from Eglin Air Force Base (AFB) as a nonvoting member of the Local Planning Agency for the purpose of reviewing and commenting on applications for Future Land Use Map amendments and development orders that may impact military operations, as applicable.

**Policy 8.A.1.4** – Incorporate coordination methods that address the impacts of development proposed in this Plan which may affect the unincorporated areas of Okaloosa County, may be considered and enhanced through a joint planning process and procedure, as applicable.

**Policy 8.A.1.5** – Prioritize participation in Okaloosa County housing affordability plans and programs, and efforts shall be made by the City to proactively engage in those efforts.

**Policy 8.A.1.6** – Coordinate with Okaloosa County and other units of local government regarding the sharing of Geographic Information System (GIS) files and data.

~~**Objective 13.A.2**~~ **Objective 8.A.2 – Continually coordinate with other appropriate state, regional and local agencies, ~~which have operational and maintenance responsibility for public facilities in Crestview, the impacts of development proposed in this plan upon development or plans of the affected state, county or local agency and to achieve, when~~**

~~necessary, mutually agreed upon level of service standards~~ and quasi-governmental authorities.

Policy 8.A.2.1 – Work with the Okaloosa County Aviation Board and Okaloosa County, Pursuant to §333.03, Florida Statute (F.S.), regarding the adoption, administration, and enforcement of airport protection zoning regulations pertaining to the Bob Sikes Area of Influence at the time any parcel is annexed into the City that falls within the influence zone.

Policy 8.A.2.2 – Ensure that coordination efforts in establishing level of service standards for public facilities with any state, regional, or local entity having operation and maintenance responsibility for such facilities are made. These efforts may include, but are not limited to:

(1) Coordination of the impacts of locally approved development with state or federal agencies that maintain an affected facility;

(2) Address the adequacy of any level of service standard with other governments that maintain the affected facility; and

(3) Consider the adequacy of development review procedures for those developments that impact other government-operated facilities.

Policy 8.A.2.3 – Continue to implement agreements which contain standards for setting, monitoring or changing LOS with other entities providing services to City residents which may include:

(1) The Florida Department of Transportation for state roadways; and

(2) Okaloosa County for solid waste disposal.

~~Policy 13.A.2.6~~ Policy 8.A.2.4 – ~~The City shall~~ Coordinate transportation activities with Okaloosa County, the Okaloosa Walton Transportation Planning Organization, and the Florida Department of Transportation (FDOT). ~~The City shall use its~~ Best efforts shall be utilized to coordinate participation in a process modeled after the Interlocal Transportation Review Committee (ITRC) to allow coordinated analysis, review, and mitigation of land use amendments and development projects falling both inside and outside of ~~its municipal boundaries~~ City limits which could have extra-jurisdictional impacts. This cooperation is especially important for transportation impacts to SR 85. ~~The City shall use its best efforts to work~~ Coordination with all parties ~~above~~ named herein shall be made to address peak hour traffic resulting from trips between Crestview and other employment centers accessed by SR 85.

~~Policy 13.A.2.7~~ Policy 8.A.2.5 – ~~The City shall~~ Participate in any regional project that will provide assessment, planning, implementation, and coordination for transportation planning actions and capital improvements that may affect the City, such as the Eglin Installation Regional Growth Management Plan.

~~Policy 13.A.2.8~~ Policy 8.A.2.6 – ~~The City shall~~ Coordinate with Okaloosa County, the ~~West Florida Regional Planning Council (WFRPC)~~ Emerald Coast Regional Council, the Okaloosa Walton Transportation Planning Organization, Ride on Commuter Services, Florida Department of Transportation (FDOT), ~~and~~ Eglin Air Force Base (AFB) ~~(~~and other federal military installations in the region~~)~~ to plan and implement express transit service between park-and-ride locations in Crestview and Eglin AFB, ~~(~~and between Crestview and other military installations if feasible~~)~~. The City will also participate in regional efforts to develop and implement other transportation demand management strategies to reduce or mitigate peak travel demand on SR 85.

~~Policy 13.A.2.9~~ Policy 8.A.2.7 – Coordinate with ~~Eglin Air Force Base (~~AFB~~) for~~ regarding potential actions of the City that may affect or impact federal military mission~~s of the Air Force~~. Such coordination shall be accomplished by the provision of information to the military representative appointed to the City's Local Planning Agency (LPA) ~~(see section 2.01 of this Plan)~~. Potential actions include, but are not limited to, Comprehensive Plan amendments, rezonings, site plan ~~reviews~~ approvals, waivers from height or lighting restrictions and any other matters which comes before the LPA that effects density, intensity or use of land.

~~Policy 13.A.2.2~~ Policy 8.A.2.8 – ~~The City shall use the West Florida Regional Planning Council's informal mediation process to resolve conflicts with other units of government that can not be resolved pursuant to Policy 13.A.2.1.~~ Ensure that the Emerald Coast Regional Council's informal mediation process is the method for conflict resolution processes between Crestview and other local governments, regional agencies, and private interests regarding reconciliation differences on planning and growth management issues.

***~~Goal 13.B GOAL 8.B~~ – ~~Collaborate and coordinate with the Okaloosa County School Board to ensure high quality public school facilities which~~ Meet the needs of Crestview's existing and future student populations.***

Objective 8.B.1 – Collaborate and coordinate with the Okaloosa County District School Board and other local governments within Okaloosa County.

~~Objective 13.B.1~~ Policy 8.B.1.1 – ~~The City will~~ Implement the executed Interlocal Agreement pursuant to Section 163.3177, Florida Statute (F.S.) with the District School Board, County, and other municipalities ~~thereby providing for~~. Provide close coordination and evaluation of

proposed development when such development includes residential uses. To assure that the obligations of the City are fulfilled, the City shall continue to participate with all relevant committees and groups, existing or formed, as a result of the Agreement.

Policy 8.B.1.2 – Incorporate an appointed representative of the District School Board as a nonvoting member of the Local Planning Agency for the purpose of reviewing and making comment on applications for Future Land Use Map amendments and development orders that may impact school capacities, as applicable.

~~Policy 13.B.1.1~~ Policy 8.B.1.3 – ~~General types of provisions that will be included in the Interlocal Agreement in order to~~ Advise the District School Board, adjacent municipalities, Okaloosa County, special taxing districts and others of proposed developments which may impact their jurisdiction include:

(1) Transmission of information from the City to the ~~above~~ entities listed herein describing proposed developments ~~and school planning activities.~~; and

(2) Provision for a feedback process/information exchange so that the ~~above entities~~ respective agency can inform the Local Planning Agency (LPA) or Planning Department of any potential adverse impact(s) from proposed development(s) ~~and/or conflicting planning activities (Also, see Section 2.01 and Policy 17.A.1.3 of this Plan)~~.

~~Objective 13.B.2~~ Objective 8.B.2 – ~~The City shall strive to~~ Maintain and enhance joint planning processes and procedures ~~for coordination~~ regarding the provision of adequate public school facilities ~~for planning and decision making~~.

~~Policy 13.B.2.1~~ Policy 8.B.2.1 – ~~On an ongoing basis, the City shall establish new and~~ Regularly review existing coordination processes that ~~will~~ evaluate and address ~~its Comprehensive~~ this Plan and programs and their effects on the comprehensive plans of adjacent local governments, the school board and other units of governments providing services but not having regulatory authority over the use of land, and the State, by an annual county-wide forum, joint meetings or other types of forums with other agencies. Assistance for this effort shall be requested from regional and state agencies, as needed.

~~Policy 13.B.2.2~~ Policy 8.B.2.2 – ~~Annually, the School Board shall provide information from its 5 year Work Plan to determine the need for additional school facilities. Each year, the School Board shall provide the City a general education facilities report which shall contain information detailing existing facilities and projected needs. The report shall also contain the School Board's capital improvement plan, including planned facilities with funding representing the District's unmet needs.~~ Ensure that by August of each year, the Community

and Development Services Department shall request from the Okaloosa County District School Board the adopted 5-year Work Plan to be aware of any need for additional school facilities.

~~Policy 13.B.2.3~~ Policy 8.B.2.3 – ~~In order to~~ Coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within Crestview, the Okaloosa County Board of County Commissioners, Okaloosa County District School Board and the municipalities of Crestview, Destin, Fort Walton Beach, Mary Esther, Laurel Hill, Niceville, Shalimar and Valparaiso shall meet ~~jointly to develop~~ as a working group to review the established mechanisms for coordination. Such efforts may include:

(1) Coordinated submittal and review of the annual local government capital improvement programs, the annual District School Board Five-Year Work Plan and District School Board Educational Plant Survey ~~of the Okaloosa County School Board.~~;

(2) Coordinated review and assessment of the ~~costs of~~ siting of ~~and developing~~ new school facilities, ~~significant renovations to existing facilities,~~ proximity to existing or planned residential uses, access management, development constraints and needed infrastructure~~.~~;

(3) Coordinated review of proposed residential development or development with a residential component~~.~~;

(4) Use of a unified data base including population projections, ~~(~~including student population~~)~~, land use and facilities~~.~~;

(5) Use of a Parks/School Planning Group ~~(with representatives for each of the entities)~~ to review coordinated siting of schools with parks for multi-functional use and sharing of facilities~~.~~; and

(6) ~~Use of the Staff Working Group (with representatives from each entity) that will~~ The working group shall meet annually to review and coordinate issues of mutual concern regarding coordination of land use and school facilities planning~~, including.~~ This review shall include population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. In addition, the group will review population ~~and~~ against enrollment projections and updates of comprehensive and work plans as part of the annual review process.

~~**Policy 13.A.2.1** - The Okaloosa County Comprehensive Plan Committee shall function as the initial agency to mediate comprehensive planning conflicts.~~

~~**Policy 13.A.2.3** - The Committee appointed pursuant to Policy 14.A.2.6 shall include within its review efforts (pursuant to Section 14.06):~~

~~(1) An analysis of the effectiveness of the conflict resolution process described in Policies 13.A.2.1 and 13.A.2.2;~~

~~(2) The adequacy of LOS standards which have been established by this Ordinance on an annual basis (reference Policy 14.A.2.6);~~

~~(3) An analysis of the adequacy of procedures established to review proposed development within the area to the existing Comprehensive Plans of Crestview or adjacent local governments; and~~

~~(4) An analysis and/or review of development proposed in this ordinance or amendments to this Ordinance indicating the relationship of any proposed development contained within this Ordinance (or amendments) to the Comprehensive Plan of Crestview or adjacent local governments. This review shall be based upon the consistency of the proposed development with the Comprehensive Plan (all development shall be consistent with this Ordinance).~~

~~**Policy 13.A.2.4** - The City will continue to implement agreements which contain standards for setting, monitoring or changing LOS with other entities providing such service and may include: a. FDOT for State Roads; and b. Okaloosa County for solid waste disposal.~~

~~**Policy 13.A.2.5** - The City shall render to the State Land Planning Agency every development order, or development order amendments, with accompanying supporting documentation for developments which meet or exceed the thresholds established in §380.0651, F.S., and Chapter 28-24, Florida Administrative Code.~~

## PUBLIC SCHOOLS ~~FACILITIES~~

~~Section 17.01 Purpose:~~ ~~The purpose of this element is to ensure the plans and activities of the City and the Okaloosa County School District are coordinated, compatible and consistent with the needs of both.~~

~~Section 17.02 Data and Analysis:~~ ~~This Chapter (element) is based upon the data and analysis prepared by Blackshear Planning, Inc., on behalf of the City and in close coordination with the State Land Planning Agency.~~

~~Section 17.03 Goals, Objectives and Policies:~~ ~~The Goals, Objectives and Policies of this Element are as follows:~~

***~~GOAL 17.A~~ GOAL 9.A** – Collaborate and coordinate with the Okaloosa County School Board (School Board/District) to jointly ensure the provision of high quality public school facilities ~~which~~ that meet the needs of the City of Crestview's existing and future populations.*

~~Objective 17.A.1~~ Objective 9.A.1 – ~~Consistent with the Interlocal Agreement for Public School Facility Planning, the City shall~~ Implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the City's Comprehensive Plan and public school facilities programs~~, such as:~~.

Policy 9.A.1.1 – Provide greater efficiency for the School Board and the City through the placement of schools to take advantage of existing and planned roads, parks and other infrastructure.

Policy 9.A.1.2 – Improve~~d~~ student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs.

~~(3) The location and design of schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities; and~~

Policy 9.A.1.3 – Support the expansion and rehabilitation of existing schools to support area neighborhoods.

~~Policy 17.A.1.1~~ ~~Manage the timing of new development to coordinate with adequate school capacity by closely coordinating with the District on such new development. Adequate school capacity shall be considered as part of the plan amendment and rezoning processes~~

~~Policy 17.A.1.2~~ Policy 9.A.1.4 – In cooperation with the School Board, the City will implement the Interlocal Agreement for Public School Facility Planning. The Interlocal Agreement includes procedures for:

(1) Joint meetings;

(2) Student enrollment and population projections;

(3) Coordinating and sharing of information;

(4) School site analyses;

(5) Supporting infrastructure;

(6) Comprehensive Plan amendments, rezoning, and development approvals;

(7) Education Plant Survey and Five-Year District Facilities Work Program;

(8) Co-location and shared use;

(9) Oversight process; and

(10) Resolution of disputes.

~~Policy 17.A.1.3~~ Policy 9.A.1.5 – ~~If desired by the District, the City shall~~ Include a representative of the District as a non-voting member of the Local Planning Agency (LPA).

~~Policy 17.A.1.4~~ Policy 9.A.1.6 – The City shall coordinate with the School Board, Okaloosa County, and applicable municipalities regarding ~~annual~~ ongoing review of school board and local government plans consistent with the provisions in the Intergovernmental Coordination Element ~~(Chapter 13)~~ of this Plan.

~~Policy 17.A.1.5~~ Policy 9.A.1.7 – The City's strategy, coordinated with the District, for correcting existing facility deficiencies and addressing future capacity needs includes:

~~(1) Implementation of a financially feasible schedule of capital improvements to ensure LOS standards are maintained and to address any deficiencies and future needs.~~

(1) Identification of adequate and suitable sites for funded and planned schools.

(2) Coordination ~~and establishment, by~~ with the District regarding implementation of impact fees ~~in order to~~ which will generate additional revenue to help fund existing or future school ~~improvements~~ facilities based on student generation as a result of development approved with residential dwellings.

~~Objective 17.A.2~~ Objective 9.A.2 – ~~Enhance community design through effective school facility design and siting standards. Encourage the siting of school facilities so they serve as focal points and so that they are compatible with surrounding land uses by siting schools near residential areas and in accord with the City's land development regulations to assure compatibility.~~ Encourage future school facility locations that emphasize and enhance community design and create focal points within the City.

~~Policy 17.A.2.1~~ Policy 9.A.2.1 – The City will continue to coordinate with the District to assure that proposed public school sites are consistent with the corresponding land use ~~categories~~ category and policies of this Plan, pursuant to the Interlocal Agreement for Public School Facility Planning.

~~Policy 17.A.2.2~~ Policy 9.A.2.2 – The City shall encourage and support the location of schools near residential areas. ~~Pursuant to Policy 7.A.9.1 in the Future Land Use Element, schools are an allowable use in all future land use categories except the Conservation category.~~ Although schools are an allowable use within all future land use categories except the Conservation category, school sites are preferred adjacent to or within residential areas to promote walkability and community and support less vehicle miles traveled.

~~Policy 17.A.2.4~~ Policy 9.A.2.3 – Locate and design schools with parks, ball fields, libraries, and other community facilities to take advantage of shared use opportunities~~. Consistent with Future Land Use Policy 7.A.9.1(8),~~ Encourage the co-location of schools with ~~parks, libraries and community centers~~ such community facilities.

~~Policy 17.A.2.3~~ Policy 9.A.2.4 – ~~Consistent with Future Land Use Policy 7.A.9.3 and policies in the Intergovernmental Coordination Element,~~ The City will cooperate with the District and other local governments in order to establish school location criteria and identify areas where schools will be needed in the future. ~~The Okaloosa County Comprehensive Plan committee~~ The joint meetings held pursuant to this Element shall be the vehicle used to facilitate such cooperation and coordination.

~~Policy 17.A.2.5~~ Policy 9.A.2.5 – ~~It is the policy of the School Board, the County and all municipalities to~~ Reduce hazardous walking conditions consistent with Florida's Safe Routes to School program. The City, in cooperation with the District, shall coordinate with the TPO's Long Range Transportation Plan ~~to ensure funding~~ committee to request funding for safe access to schools. This includes a study of sidewalk inventories and a list of priority projects coordinated with School Board recommendations by ensuring these recommendations are addressed during the planning period.

~~Policy 17.A.2.6~~ Policy 9.A.2.6 – The City and the District will jointly determine the need for and timing of on-site and off-site infrastructure improvements necessary to support each

new school or the proposed expansion or closure of an existing school, and will agree as to the timing, location and the party or parties responsible for constructing, operating and maintaining the required improvements.

~~Policy 17.A.2.7~~ Policy 9.A.2.7 – ~~The City and the District will work~~ Collaborate with the District to find opportunities to collaborate on transit and bus routes to better serve citizens and students, including the provision of bus stops near proposed or existing school sites. Any recommendations for new or altered routes or stops shall be coordinated with the Okaloosa Transit system ~~(aka the WAVE system)~~.

~~Objective 17.A.3~~ Objective 9.A.3 – **Encourage the sustainable design and development of educational facilities.**

~~Policy 17.A.3.1~~ Policy 9.A.3.1 – Coordinate with the District ~~to continue to permit~~ regarding the permitting of shared use and colocation of school facilities and sites with City facilities with similar needs, in accord with the Interlocal Agreement~~, and~~. In addition, encourage the location, phasing and design of future facilities and sites so as to enhance the opportunities and potential of schools as public recreation areas.

~~Policy 17.A.3.2~~ Policy 9.A.3.2 – Encourage the School Board to use sustainable design and performance standards to reduce lifetime costs.

~~Policy 17.A.3.3~~ Policy 9.A.3.3 – ~~The City will continue to~~ Cooperate and coordinate with the District in its efforts to build new school facilities and facility rehabilitations and expansions so that they are designed to serve as and provide emergency shelters pursuant to Section 163.3177, Florida Statute (F.S.). The City will continue to fulfill the requirements of Section 1013.372, F.S., so that appropriate new school facilities can serve as public shelters for emergency management purposes and shall coordinate with the School Board regarding emergency preparedness issues and plans.

~~Objective 17.A.4 - The City shall continue to coordinate applications for changes to the Future Land Use Maps, zoning and rezoning, subdivision plats and site plans for residential development with adequate school capacity, to correct deficiencies, and to provide for anticipated needs. This will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny applications for Plan amendments, re-zonings or developments that generate students and impact the School District.~~

Objective 9.A.4 – Collaborate with the District regarding future residential development to remain aware of school facility capacities.

Policy 9.A.4.1 – Remain aware of potential school capacity deficiencies and provide for anticipated facility and programing needs, transmit applications for changes to the Future Land Use Map, zoning and rezoning, subdivision plats and site plans for residential development to the District.

~~Policy 17.A.4.1~~ Policy 9.A.4.2 – ~~The City shall~~ Coordinate anticipated student growth based on ~~future land use~~ population projections and/or demand ~~of~~ for housing units via development and site plan approvals with the District's long-range facilities needs over the ~~5~~ five-, ~~10~~ ten- and 20 twenty-year periods and ensure adequate provision of available land for school sites on the Future Land Use Map~~s~~.

~~Policy 17.A.4.2~~ Policy 9.A.4.3 – ~~The City shall~~ Consider the District's comments and findings on the availability of adequate capacity when considering comprehensive plan amendments and other land use decisions pursuant to Section 163.3177(6)(a), Florida Statute (F.S.), during consideration of such amendments. These comments and findings shall be submitted to the Local Planning Agency (LPA) ~~during the TCC's consideration of such amendments or other land use~~ with the application package for consideration during the public hearing process by the LPA.

~~Policy 17.A.4.3 - The City shall give priority consideration to applications for land use and zoning changes, final subdivision plats and site plans for residential development in areas with adequate capacity or where school sites are adequate to serve potential growth or in areas where potential sites are donated or set aside for purchase by the School Board at prices approved by the Board, s evidenced by a written agreement or document approved by the Board.~~

~~Policy 17.A.4.3 - The City shall give priority consideration to applications for land use and zoning changes, final subdivision plats and site plans for residential development in areas with adequate capacity or where school sites are adequate to serve potential growth or in areas where potential sites are donated or set aside for purchase by the School Board at prices approved by the Board, s evidenced by a written agreement or document approved by the Board.~~

~~Policy 17.A.4.5~~ Policy 9.A.4.4 – In reviewing applications for Plan amendments, zoning and rezoning, final subdivision plats or site plans for residential development which may affect ~~student enrollment or school facilities~~ school capacities, the City will consider the following:

(1) ~~Providing school sites and facilities within planned neighborhoods.~~ Whether or not the developer will provide school sites and facilities within project site;

(2) The compatibility of land uses adjacent to existing schools and school sites;

(3) The co-location of parks, recreation and community facilities with existing school sites;

~~The linkage of schools, parks, libraries and other public facilities with bikeways, sidewalks and trails;~~

~~The provision of off-site signalization, signage, access improvements and sidewalks to serve affected school facilities;~~

~~The development of adequate and efficient traffic circulation plans and systems to serve schools and surrounding neighborhoods;~~

~~The inclusion of school bus stops and maneuvering areas in new developments;~~

(4) ~~Encouraging the private sector to identify and implement~~ How the developer has identified and implemented creative solutions to develop~~ing~~ the provision of ~~adequate~~ school facilities in ~~residential~~ the proposed developments;

(5) School Board comments and findings or available or planned school capacity; and

(6) Whether the proposed location is consistent with accepted policies of the School Board and as set forth in the State's requirements for Educational Facilities standards for siting, design and planning for school facilities.

~~Objective 17.A.5 - Manage the timing of developments that are likely to generate public school students so as to assure adequate school capacity is available.~~

~~Policy 17.A.5.1~~ Policy 9.A.4.5 – ~~The City's Land Development Code (regulations) shall~~ Include provisions in the City's Land Development Regulations that require all proposed residential units be made available to the School District for review at the time of subdivision plat or residential/mixed use site plan review. Accordingly, any comments by the District shall be carefully considered by the City during the project review and approval process.

~~Policy 17.A.5.2 - The City hereby adopts, by reference, the Existing Schools Facility Map and the Future Schools Facility Map, as produced by the Okaloosa County Department of Growth Management in close cooperation with the Okaloosa County School District. The Maps were prepared in December 2009. The Future Schools Facility Map may change as the School District annually updates its 5 year Work Plan. Should the Future Schools Facility Map~~

~~change, said change will be included herein via a Comprehensive Plan amendment adopting the revised Map.~~

~~Policy 17.A.5.3~~ Policy 9.A.4.6 – ~~Consistent with the~~ Ensure consistency within the Interlocal Agreement, District staff and City staff will develop and apply student generation rate multipliers for residential units by housing type ~~and projected price of schools for each type~~, considering past trends ~~in order to project~~ and projected development patterns and applications for student enrollment projections. The generation rates shall be ~~determined~~ created by the School Board in accordance with professionally accepted methodologies and shall be reviewed at least every two years ~~and changed when~~ for necessary updates.

~~Objective 17.A.6~~ Policy 9.A.4.7 – ~~The City will cooperate with the School Board in the Board's~~ Engage with the District in efforts to study the feasibility ~~of the potential use~~ of impact fees as a ~~way~~ means to generate ~~funds~~ funding to ~~defray the Page 17-6 costs of new development on the school system and the impact on land use as such affects the ability of the Board to provide adequate facilities, as needed~~ provide adequate facilities and capacity for Crestview's kindergarten through twelfth grade (K-12) student population.

~~Policy 17.A.6.1 In cooperation with the District, the City will make decisions regarding the use and amount of school impact fees, if any.~~

~~Objective 17.A.7 The City shall monitor and evaluate this Element in order to assure that best practices of the joint planning processes, coordination and procedures contemplated herein are effective and useful.~~

~~Policy 17.A.7.1 The committee created pursuant to Policy 14.A.2.6 shall include in its annual reviews and activities, its evaluation of this Element and shall promulgate any recommendations deemed appropriate to modify and improve the Element and its desired outcomes (reference Section 14.06).~~

~~Policy 17.A.7.2 The City and the School Board will coordinate during updates or amendments to this Comprehensive Plan and updates or amendments for long range plans for School Board facilities.~~

## CAPITAL IMPROVEMENTS

~~Section 14.01 Purpose:~~ ~~The purpose of the Capital Improvements Element (CIE) is to evaluate the need for public facilities as identified in the other plan elements of this ordinance. Also, the evaluation will:~~

~~(1) Estimate the cost of improvements for which the City of Crestview has fiscal responsibility;~~

~~(2) Analyze the fiscal capability of the City to finance and construct improvements;~~

~~(3) Adopt financial policies to guide the funding of improvements; and~~

~~(4) Schedule funding and construction of improvements. This will insure the Capital Improvements are conducted on a systematic and orderly basis to meet public facility needs identified in the other plan elements of this Ordinance.~~

~~Section 14.02 Amendments:~~ ~~The capital improvements element shall be reviewed on an annual basis and modified as necessary in accordance with 163.3187 F.S. However, corrections, updates, and modification concerning costs; revenue sources; acceptance of facilities pursuant to dedications which are consistent with this ordinance; or the date of construction of any facility enumerated in the Capital Improvements Element may be accomplished by ordinance and shall not be deemed to be amendments to the City's Plan.~~

~~Section 14.03 Data and Analysis:~~ ~~This element is based upon data and analysis found in the Foundation Document supporting this Plan (Reference paragraphs 5.03 and 5.06 of this Ordinance and Chapter 11 of the Foundation Documents).~~

~~This element is based upon the public facility needs identified in the other Comprehensive Plan Elements and supports the Future Land Use Element. The geographic service area and location of major system components for the Okaloosa County School System and the various health systems within Crestview have been identified in other plan elements.~~

~~The existing revenue sources and funding mechanisms available for Capital Improvement financing have been identified and can be found in Chapter 11 of the Foundation Document. The current budgetary, administrative and policy practices which guide, (1) the timing and location of construction of public facilities and/or (2) the timing and location of improvements in capacity of public facilities, have been analyzed. The goals, objectives and policies of this element have been formulated based, where appropriate, on this analysis~~

~~Section 14.04 Goals, Objectives, and Policies:~~ ~~The Goals, Objectives and Policies of this element are as follows:~~

***~~GOAL 14.A~~ GOAL 10.A*** *– ~~The~~ Supply a timely and efficient provision of public facilities ~~through the use of~~ using sound fiscal policies.*

~~Objective 14.A.1~~ Objective 10.A.1 – ~~Use the CIE as a Directory to~~ Meet the needs of the City ~~of Crestview for~~ as it relates to the construction of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth and/or to replace obsolete or worn-out facilities ~~upon adoption of this Ordinance (reference Section 14.06 of this ordinance)~~.

~~Policy 14.A.1.1~~ Policy 10.A.1.1 – Use the following criteria to evaluate capital improvement projects ~~directly related to individual elements of this ordinance are~~ over a five-year period:

(1) The elimination of future public hazards; at present, there are no identified existing public hazards;

(2) The elimination of existing capacity deficits;

(3) The impact on the annual operating budget and Capital Improvements Program by the City of Crestview ~~(see policy 14.A.5.1)~~;

(4) Locational needs based on projected growth patterns ~~(reference Chapter 7 and Figures 7-1 through 7-5 of this Ordinance)~~ need to be consistent with this Plan and the City Code;

~~The accommodation of new development and redevelopment facility demands; f. Financial feasibility;~~

(5) Plans of the Northwest Florida Water Management District (NWFLWMD) and state agencies that provide public facilities within the jurisdiction of the City of Crestview;

(6) Principles for construction, extension, or increase in capacity of public facilities; and

(7) Principles for correcting existing public facility deficiencies.

Note: The above criteria shall be ranked by the ~~committee appointed pursuant to Policy 14.A.2.6~~ responsible staff while fulfilling its responsibilities pursuant to ~~Section 14.06 of this~~ the sections of this Capital Improvement Plan. In addition, the criteria may be further ranked (or re-ranked) by the City Council during its annual budget development process. However, re-ranking of criteria shall only be done by the City Council in the event information is brought to the City Council that was unavailable to the ~~committee~~ responsible staff.

~~Policy 14.A.1.2 The City of Crestview shall manage its debt so that: (1) General obligation bonds of the City may be issued in an amount not exceeding 20% of the assessed value of taxable property within the City limits, such value to be determined by the current assessment preceding the year in which the bonds are issued and provided that the requirements of Article V, Section 19 of the City Charter are followed; and (2) The Mayor and Council are authorized to issue revenue or like certificates of indebtedness for which City revenues, income or funds~~

~~from any source whatsoever Page 14-3 are pledged, hypothecated or otherwise encumbered and provided that the requirements of Article V, Section 19(b) of the City Charter are followed.~~

~~Policy 14.A.1.3~~ Policy 10.A.1.2 – Prioritize Capital Improvements funding, ~~(~~within the annual Capital Improvements program ~~- see Policy 14.A.5.1),~~ in a manner that generally assigns first priority to the renewal and replacement of obsolete or worn-out facilities, that assigns second priority to correcting existing deficiencies in public facilities, and third priority to facilities necessary to accommodate desired future growth.

Policy 10.A.1.3 ~~–Nothing in this policy~~ The re-use of existing governmental facilities, structure, or buildings shall not preclude the City of Crestview from increasing or rearranging the priority of any particular Capital Improvement project so that cost savings may be realized, or Level of Service (LOS) Standards are met.

~~Policy 14.A.1.4~~ Policy 10.A.1.4 – Require rehabilitation and re-use of existing governmental facilities, structures, and buildings as the preferred alternative to new construction upon adoption of this Ordinance ~~(reference Policy 14.A.1.3 and Section 14.06 of this ordinance)~~.

Policy 10.A.1.5 – Include improvements to public facilities within the annual budget and the Capital Improvements Program as appropriate.

Policy 10.A.1.6 – Urban sprawl is recognized as an inefficient development pattern for the provision of services. Primary indicators of urban sprawl include factors that encourage or allow a proposed development or Future Land Use Map amendment that:

(1) Develops substantial areas of the City as low density or low intensity;

(2) Allows or designates significant amounts of urban development to occur in rural areas, or areas at a substantial distance from urban services while not developing lands that are available and suitable for such development;

(3) Allows or promotes radial, strip, isolated, or ribbon pattern development emanating from existing urban developments;

(4) Fails to adequately protect and conserve natural resources;

(5) Fails to protect adjacent agriculture areas and activities;

(6) Fails to maximize use of existing or future public facilities and services;

(7) Allows for land use patters or timing which disproportionally increase the cost in time, money, and energy of providing and maintain City facilities and services;

(8) Fails to provide a clear separation between rural and urban areas;

(9) Results in poor accessibility among linked or related land uses;

(10) Results in the loss of significant amounts of functional open space.

~~Objective 14.A.2~~ Objective 10.A.2 – Coordinate land use decisions and available or projected fiscal resources with a schedule of capital improvements which maintains adopted Level of Service (LOS) standards and meets the existing and future facility needs upon adoption of this Ordinance.

| Level of Service (LOS) | |
|---|---|
| **Transportation** | |
| All Local Roads | C |
| SR 85 – Strategic Intermodal System (SIS) portion from South City limits to I-10 | C |
| From I-10 to Redstone | D |
| From Duggan/Aplin to US 90 | D |
| SR 85 from Redstone to Duggan/Aplin | E |
| SR 85 from US 90 to City limits (west) | D |
| SR 10 from SR 85 to City limits (east) | D |
| SR 8 (I-10) from SR 85 to City limits (west) | C |
| SR 8 (I-10) from Sr 85 to City limits (east) | C |
| All collector roads | D |
| **Sanitary Sewer** | |
| 108 gallons/capita/day | |
| **Solid Waste** | |
| 5.0 lbs/capita/day | |
| **Stormwater** | |
| 1. Retain the runoff from the first inch of rainfall with a minimum ½ inch of runoff on site.<br>2. Post development run-off shall not exceed the pre-development run-off rate for a 25-year storm event, up to and including an event with a 24 hour duration. | |
| **Potable Water** | |
| 125 gallons/capita/day | |
| **Rec/Open Space** | |
| 2 acre/1,000 population | |

Policy 10.A.2.1 – Implement the established Level of Service (LOS) standards to meet the needs of the City's current and future populations and use them as a guide for the issuance of development permits in accordance with the Concurrency Management System (CMS).

~~Policy 14.A.2.1~~ Policy 10.A.2.2 – Ensure that land use decisions ~~shall be~~ and fiscal resources are consistent with Level of Service (LOS) standards and support the five-year schedule of Capital Improvements.

Policy 10.A.2.3 – Maintain the Level of Service (LOS) as indicated in this objective to serve existing developments for which development orders were previously issued.

Policy 10.A.2.4 – Ensure that the responsible staff reviews the development activities and Level of Service (LOS) conditions within the City of Crestview. Responsible staff shall maintain information on development activity, LOS conditions and other data necessary to accurately evaluate the implementation of the City's Comprehensive Plan. In addition, the responsible staff will monitor and evaluate the Capital Improvements Element (CIE) on an annual basis.

**~~Objective 14.A.3~~ Objective 10.A.3 – Through the City's impact fee programs, future development will bear a proportionate cost of facility improvements necessitated by the development in order to adequately maintain adopted Level of Service (LOS) standards. Regulations will be included within the City Code ~~(reference Policy 7.A.1.1)~~ and the regulations will include methods of assessment. The methods will include a series of variables based upon the size, character type and location of the development and development's impact upon all City systems as well as the benefits the development is anticipated to receive from such systems.**

~~Policy 14.A.3.1~~ Policy 10.A.3.1 – Provide for assessing new developments a pro rata share of the costs necessary to finance public facility improvements necessitated by development in order to adequately maintain adopted Level of Service (LOS) standards in the City Code. The pro rata share of cost necessary to finance public facility improvements will be determined based upon the size of the proposed development, the land uses associated with the proposed development, the impact the land uses are projected to have on public facilities and services upon occupancy of the development, the benefits to be received by the development, and the maintenance of LOS standards for all facilities impacted by the development.

~~Policy 14.A.3.2~~ Policy 10.A.3.2 – Include requirements within the City Code that exact physical improvements to impacted systems (roads, utilities, etc.) by new developments or redevelopment of existing facilities. ~~This policy will be implemented through the city's permitting and inspection process.~~

**~~Objective 14.A.4~~ Objective 10.A.4 – ~~The City of Crestview will~~ Provide or require provision of the needed improvements identified in the other plan elements in this ordinance and manage the land development process so that public facility needs created by previously issued development orders or future development do not exceed the ability of the City of Crestview to fund and provide or require provision of the needed capital improvements upon adoption of the ~~LDC~~ land development regulations ~~(reference Chapter 6, Section 14.06, Objective 14.A.3, Policies 14.A.3.1 and 14.A.3.2 of this ordinance)~~.**

~~Policy 14.A.4.1~~ Policy 10.A.4.1 – ~~A capital budget will be adopted by the City Council as a part of the annual budgeting process. The Capital Budget (~~ Adopt a Capital Improvement Program~~)~~ (CIP) as a part of the annual budgeting process.

~~Policy 14.A.4.2~~ Policy 10.A.4.2 – Use the City of Crestview's fiscal policies to direct expenditures for capital improvements which ~~insure~~ ensure the implementation of the Goals, Objectives, and Policies of the other plan elements ~~in this ordinance (reference Section 14.06 of this ordinance)~~.

~~Policy 14.A.4.3~~ Policy 10.A.4.3 – ~~The city will~~ Implement the Concurrency Management System (CMS) ~~described in this ordinance~~ upon adoption of the ~~LDC~~ land development regulations.

Policy 10.A.4.4 – Provide for the availability of public facilities and services needed to support development consistent with the impacts of such development as determined by the Concurrency Management System (CMS).

~~Objective 14.A.5~~ Objective 10.A.5 – **Provide opportunities for the School District to ensure that future needs for public school facilities are addressed by coordinating with the District on ~~preliminary residential subdivision plat approvals and approval of site plans for residential and residential mixed use developments, or their functional equivalent~~ land use decisions and potential development according to the Public Schools Facilities Element and policies herein.**

~~Policy 14.A.5.1~~ Policy 10.A.5.1 – ~~The City's strategy,~~ In coordination with the School Board/District, strategies for correcting existing deficiencies and addressing future needs include:

(1) Implementation of a financially feasible ~~5~~ five-year schedule of capital improvements to ensure that adequate infrastructure is available to serve school system needs;

(2) Identification of adequate sites for funded and planned schools; and

(3) Abide by the provisions of the Interlocal Agreement executed by the City and the School District.

~~Section 14.05~~ Capital Improvements Implementation

~~(1)~~ (1) The schedule of capital improvements for which the City of Crestview has responsibility, have been selected for a five-year increment, by fiscal year, and reflects the need to reduce identified existing deficiencies, remain abreast of replacements and to meet future demands and includes project title, associated department tasked with implementation, and projected costs.

~~a. Project description and general location; and~~

~~b. A determination of consistency with the other elements of this ordinance.~~

~~(2) Table 14-1 lists projected costs and funding source by type of public facility for the five-year period. Table 14-1-T lists transportation improvement projects designed to reduce future travel demands on SR 85 over a ten-year period.~~

~~(3)~~ (2) The Capital Improvements Plan ~~Tables 14-1 and 14-1-T~~ shall be implemented pursuant to the Comprehensive Plan ~~Policy 14.A.4.1~~ and within the annual budget of the City of Crestview.

~~(4) The improvements shown in Table 14-1-T reflect the improvements shown on Figure 8-1 – the most current Future Traffic Circulation Map (dated December, 2007) and are financially feasible as demonstrated in the Stipulated Settlement Agreement in the Florida Division of Administrative Hearings (DOAH) Case #06-4653GM. The improvements are designed to address the Level of Service (LOS) deficiency on the Strategic Intermodal System (SIS) segment of SR 85 in the long term and to provide for an interconnected network of parallel or alternate roadways that disperse traffic by providing multiple roadway alternatives.~~

~~Section 14.06~~ Capital Improvements Monitoring and Evaluation

The Capital Improvements Element (CIE) shall be reviewed on an annual basis. ~~Reference paragraph 5.12 of this ordinance. The committee created pursuant to policy 14.A.2.6~~ The responsible staff pursuant to review development activities shall ~~annually~~ regularly evaluate the implementation of the ~~Capital Improvements Element~~ CIE. By April 1st of each year the ~~committee~~ responsible staff shall report to the Crestview Planning and Development Board (LPA) on the status of implementation activities as well as Level of Service (LOS) conditions within the City. By June 1st of each year, the Crestview ~~Planning Board~~ LPA shall report to the City Council its evaluation of the implementation of the ~~Capital Improvements Element~~ CIE and the Comprehensive Plan. Contained within the report shall be any recommendations the ~~Planning Board~~ LPA may promulgate to maintain ~~level of service~~ LOS standards and any adjustments necessary to the CIE and the City's annual Capital Improvement Program (~~reference Policy 14.A.4.1~~ CIP). The City Council shall consider the report of the Crestview LPA upon receipt and during its deliberations on the annual budget and Capital Improvements Program. Any adjustments made to the CIE or the ~~Capital Improvements Program~~ CIP shall include consideration of the maintenance of LOS standards delineated in this Ordinance. ~~Also, see Policies 7.A.2.5, 8.A.3.3, 12.A.2.1, 13.A.1.1, 13.A.2.3 and 14.A.1.1 and Sections 5.12 and 6.01 of this Ordinance for other monitoring, review and evaluation responsibilities of the committee.~~

Concurrency Management

The City of Crestview will maintain a Concurrency Management System utilizing elements of the Land Development Code (LDC) to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. Prior to the issuance of a development permit (order), the system shall ensure that the adopted level of service standards in this Ordinance for potable water, sanitary sewer, solid waste, drainage and recreation will be maintained. The Crestview City Administration shall be responsible for ensuring compliance with the Concurrency Management System and shall report on such compliance to the LPA and City Council on an annual basis.

The City Public Services Director, or designee, in concert with the several operating departments of the City, will be responsible for the four (4) primary tasks which are described below. The four tasks are:

(1) Maintain an inventory of existing public facilities and capacities or deficiencies;

(2) Determining concurrency of proposed development which does not require City Council approval;

(3) Providing advisory concurrency assessments and recommending conditions of approval to the City Council for those applications for development orders which require City Council approval; and

(4) Reporting the status of all public facilities covered under this system to the City Council and recommending a schedule of improvements for those public facilities found to have existing or projected deficiencies.

The City Administration will collect and make available to the public, information on various facilities. The information shall be updated on an annual basis consistent with the reports required by this ordinance. The information will contain data such as: design capacity for roadways and roadway types; existing and adopted levels of service for all roadways; improvements to be made to the roadway system in the current year and in future years by the City, County or FDOT and improvements to be made to the roadway system by the private sector; the successes or shortcomings of the multi-modal district and the long term concurrency management system for segments of SR 85; design capacity of wastewater and potable water facilities and the identification of any deficiencies within such systems; the existing and adopted levels of service standards for water and sewer systems; any programmed improvements to the facilities either by the City or the private sector; the design capacity for solid waste facilities including transfer stations and landfills; existing and proposed level of service standards for storm water management systems; and existing and proposed provisions of recreation and open space facilities by the City or the private sector. It should be noted that this is not an all-inclusive list of guidelines for use in the concurrency management system; rather it is indicative of the types of information to be contained within the City Code and the method and manner of administering the City Code.

(1) **Coordination:** The City will coordinate establishing LOS standards for the above-named facilities with State, regional or local entities having operational and maintenance responsibility for such facilities.

(2) **Consistency with Comprehensive Plan:** No development activity may be approved unless it is found that the development is consistent with the Comprehensive Plan and that the provision of the public facilities enumerated in this chapter, will be available at prescribed levels of service concurrent with the impact of the development on those facilities.

(3) **Minimum Requirements:** As a minimum, the concurrency management system will ensure that at least one (1) of the following standards will be met prior to issuance of a development order:

a. The necessary facilities and services are in place at the time a development permit is issued; or

b. A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of development occur. Any increase in capacity or expansion of existing potable water, sanitary sewer, solid waste, or storm water management facilities must be in place prior to the issuance of a certificate of occupancy; or

c. The necessary facilities are under construction at the time a permit is issued; or

d. The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of the services at the time that the development permit is issued; or (NOTE: This provision only relates to parks and recreation facilities. The LDC will include a requirement that the provision or construction of a facility or service must commence within one (1) year of the issuance of the development order or permit); or

e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220 F.S. or an agreement or development order issued pursuant to Chapter 380 F.S. Any such agreement shall include provisions pursuant to paragraphs 1, 2 or 3 above; or

f. The applicant has paid or guaranteed payment of any impact fees properly imposed on projects impacting facilities to which impact fees apply (water, sewer, roadways, etc.).

(4) **Levels of Service During Construction:** The provisions of 6.04 above notwithstanding, the prescribed levels of service for any system or systems may be degraded during construction of new facilities if, upon completion of the new facilities, the prescribed LOS will be met and maintained.

(5) **Phased Construction:** The construction of any development project may be phased or staged so as to coincide with the phased or staged construction of infrastructure facilities so that the levels of service for such facilities are maintained upon completion of each phase or stage of the development project.

(6) The City Code shall designate the appropriate City official(s) having responsibility for determining that levels of service are met and will be maintained prior to issuance of a development permit. The City may place the burden of demonstrating compliance upon the developer or applicant. In order to be approved, applications for development approval shall provide sufficient information showing compliance with LOS standards.

(7) The City Code shall include quantitative methods for determining levels of service that exist and which may be impacted by any particular development application. In addition, the City Code will fully describe the process necessary for a finding of compliance with levels of service.

(8) The City Code shall include standardized quantitative data which is to be used in determining the impact of any proposed development upon the public facilities and services within the City (drainage, potable water, sanitary sewer, solid waste and recreation and open space). Applications for development approval shall include the projected impact upon public facilities and services upon occupancy or use of the proposed development. Any deviation from the standardized criteria within the City Code must have the prior approval of the City Council before such data may be used for determining or projecting impacts of the proposed development.

## Impact Fees

The City Council may impose impact fees on development to assist in covering the costs of needed improvements to all systems, including roads.

During the annual budgeting process of the City, the City Council may designate use of road impact fees, or other funds from development activities, for:

(1) Making improvements listed in their Capital Improvements Plan; and/or

(2) Completion of a comprehensive long-range transportation plan coordinated with a long-range future land use strategy; and/or

(3) In cooperation with others, implementation of an express transit service between Crestview and Eglin AFB or other military installations in the area; and/or

(4) Short term improvements to relieve congested facilities and improve operating conditions of SR 85 such as intersection improvements, optimal signal timing, or other operational improvements.

~~Policy 14.A.2.2 Establish level of service standards for public facilities which are within the jurisdiction of the City of Crestview. These standards shall be those found in the other comprehensive plan elements of this ordinance (reference LOS Summary in Chapter 15 of this ordinance).~~

~~Policy 14.A.2.3 Provide for the availability of public facilities to serve developments for which development orders were issued prior to the adoption of this ordinance. Note: No development orders were issued prior to the adoption of this ordinance for which public facilities or services were not available at approved LOS standards.~~

~~Policy 14.A.2.4 - The fiscal resources of the City of Crestview will be used, to the extent necessary, to maintain LOS standards and support the five year schedule of Capital Improvements.~~

~~Policy 14.A.2.5 - Provide for the availability of public facilities and services needed to support development concurrent with the impacts of such development subsequent to the adoption of this ordinance (reference Policy 7.A.1.2). Implementation of this policy will be accomplished through adoption of the concurrency management system described in Chapter Six of this ordinance. That system requires that development orders or permits can not be issued unless public facilities that meet the adopted LOS standards are available or are assured to be available concurrent with the impacts of development.~~

~~Policy 14.A.2.6 There is hereby created a committee to review the development activities within the City of Crestview and to review the level of service conditions for the city. The committee Page 14-4 shall be comprised of the City Clerk, Administrative Assistant, Public Services Director, Leisure Services Director, Housing Director, Police and Fire Chiefs plus other specialties as required. The committee shall maintain information on development activity, level of service conditions and other data necessary to accurately evaluate the implementation of the city's Comprehensive Plan. In addition, the committee will monitor and evaluate the CIE on an annual basis (reference Sections 5.12, 6.01 and 14.06 and Policies 7.A.2.5, 8.A.3.3, 12.A.2.1, 13.A.1.1 13.A.2.3 and 14.A.1.1 of this ordinance).~~

## PROPERTY RIGHTS

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

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

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

~~*GOAL 18.A*~~ *GOAL 11.A* – ~~*The City of Crestview will respect*~~ *Uphold judicially acknowledged and constitutionally protected private property rights.*

~~Objective 18.A.1~~ Objective 11.A.1 – ~~The City shall~~ Consider and respect property rights during local decision-making processes.

~~Policy 18.A.1.1~~ Policy 11.A.1.1 – ~~The following rights shall be considered~~ Consider the following rights in local decision-making:

(1) The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

(2) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

(3) The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

(4) The right of a property owner to dispose of his or her property through sale or gift.

Policy 11.A.1.2 – Eliminate the expansion of non-conforming land uses and/or structures which are inconsistent with the Future Land Use Map and land development regulations.

## DEFINITIONS

In the interpretation and construction of this Plan, the following definitions shall be observed, unless they are inconsistent with the manifest intent of the City Council or the context clearly requires otherwise.

The definitions found in Chapter 163, Part II, Florida Statutes, are hereby adopted and incorporated herein by reference. Should there be a conflict with any definition included herein with the Statute, the definition in the Statute prevails. In addition, words not otherwise defined shall have those meanings commonly and customarily ascribed to them and as can be found in any standard dictionary books.

The following words or phrases shall have the meaning herein described:

*Abut* means to physically touch or border upon, or to share a common property line.

*Accessory use* means a use of land or structure or portion thereof customarily incidental and subordinate to the principal use of the land or structure and located on the same lot or parcel.

*Active transportation* means transportation that is human powered such as walking, biking, skateboarding.

*Adjacent to a protected environmentally sensitive area* means any location within 50 feet of the boundary of any protected environmentally sensitive area, whether the location is on or off the development site.

*Adult congregate living facility* shall be as defined in Florida Statutes (F.S. 400.401 et seq.).

*Adversely affected person* means any person who is suffering or will suffer an adverse effect to an interest protected or furthered by the City's Comprehensive Plan, including but not limited to interests related to health and safety; police and fire services; densities or intensities of development; transportation facilities; recreation facilities, equipment or services; and environmental or natural resources. The alleged adverse effect may be shared in common with other citizens of the City but must exceed in degree the general interest for community good that is shared by all citizens of Crestview.

*Affordable housing* means housing for which monthly rents or mortgage payments, including

taxes, insurance, and utilities, do not exceed 30 percent of the median adjusted gross annual income for families or individuals in the City, which adjusted annual median income is periodically established by the State and/or Federal government.

*Appurtenant structure* means a structure which is on the same parcel or lot as the principal structure and where the use of said structure is incidental to the use of the principal structure.

*Area of shallow flooding* means a designated AO, AH, or VO zone on the flood insurance rate map, with base fold depths from one to three feet, where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident.

*Area of special flood hazard* include all areas designated on a flood hazard boundary map as zone A or a flood insurance rate map as zones A, AO, AH, A1-30, AE, A99, VO, or V130, VE or V. The relevant flood hazard boundary map and flood insurance rate maps, and any revisions thereto, are adopted by reference and declared to be a part of this Plan.

*Arterial road* means a roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road.

*Associated wetlands* means any wetland that is adjacent or contiguous to lakes, ponds, rivers or streams and which has a direct hydrologic connection to such waters and is regulated by the Army Corps of Engineers or the Florida Department of Environmental Protection.

*Base flood* means the flood having a one percent chance of being equaled or exceeded in any given year.

*Basement* means that portion of a building having its floor below ground level on all sides.

*Bicycle and pedestrian ways* means any road, path or way which is open to bicycle travel and travel afoot (labor intensive transportation) and from which motor vehicles are excluded.

*Boundaries:* Where uncertainty arises or exists as to the boundary lines for zoning districts, land use categories, or other geographically described area within this Plan, the following criteria apply:

(1) Boundaries indicated as approximately following the centerlines or rights-of –way of streets, highways or alleys shall be construed to follow such centerline or right-of-way.

(2) Boundaries indicated as approximately following platted lot or parcel lines shall be construed as following such lines.

(3) Boundaries indicated as approximately following City limit lines shall be construed as following such lines.

(4) Boundaries indicated as following shorelines of water bodies will follow mean high water or ordinary high-water lines, as applicable.

*Building* means a structure created to shelter any form of human activity and includes house, garage, shed, parking lot, store, business, warehouse, among others.

*Clearing* means the removal of trees and brush from land, not including mowing of grass or routine landscape maintenance.

*Collector road* means a roadway providing service which is of relatively moderate traffic volume, moderate trip length and moderate speed. Collector roads collect and distribute traffic between local roads or arterial roads.

*Concurrency* means a condition where specified facilities and services have or will have the necessary capacity to maintain the adopted level of service standard at the time of impact of a development project.

*Concurrency Management* System means the provisions in the local government comprehensive plan including implementation regulations, encompassing the restrictions, methods, resources, timing and solutions intended to be compatible with and further compliance with the statutory requirement to provide public facilities and services needed to support development consistent with concurrency requirements and F.S. Section 163.3180 (1993).

*Density* and *gross density* mean the total number of dwelling units divided by the total site area, less public right-of-way.

*Detention* means the collection and storage of surface water for subsequent gradual discharge.

*Developer* means any person, including a governmental agency, undertaking any development.

*Development* is as defined in Section 163.3221 (4),(a),(b) and (c), Florida Statutes.

*Development controls* mean standards in this Plan and/or the Land Development Code which control the development or use of land and which are in addition to the densities, intensities, and uses assigned to land by the Future Land Use Map or Zoning District Map.

*Drainage detention structure* means a structure which collects and temporarily stores storm water for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the storm water.

*District* means a geographically definable area possessing a significant concentration, linkage, or continuity of sites, buildings, objects or areas which are united historically by plan or physical development.

*Dwelling unit* means a single housing unit providing complete, independent living facilities for one housekeeping unit, including permanent provisions for living, sleeping, eating, cooking and sanitation.

*Employment center* means a place of employment that employs at least 25 or more full-time employees, including schools and hospitals.

*Flood* and *flooding* mean a temporary, partial or complete inundation of normally dry land from the overflow of inland or tidal waters, or from the unusual and rapid accumulation of runoff or surface waters from any source.

*Flood hazard boundary map* means the map issued by the Federal Emergency Management Agency showing flood prone areas. Drawn from the United States Geological Survey maps, it does not provide flood elevations.

*Flood insurance rate map (FIRM)* means the official map issued by the Federal Emergency Management Agency showing both the area of special flood hazard and the risk premium zones within the City.

*Floodplain* means land which will be inundated by floods known to have occurred or reasonably characteristic of what can be expected to occur from the overflow of inland or tidal waters and the accumulation of runoff of surface waters from rainfall.

*Floodway* means the channel of a natural stream or river and portions of the floodplain adjoining the channel which are reasonably required to carry and discharge the floodwater of flood flow.

*Floor area ratio (FAR)* is a means of determining intensity of land use. FAR is calculated by multiplying the area of a parcel or lot by the applicable FAR established in this Plan. The result is the maximum allowable square footage of a building or buildings on a site or parcel. For the purposes of calculating the FAR, the area includes all land within the parcel or site, including easements, which easements may restrict the location of permanent buildings or structures. NOTE: The FAR establishes the maximum potential intensity which may be allowed on any particular site, however all other limits, regulations or restrictions (setbacks, parking, open

space, etc.) apply to all development and may result in the maximum intensity potential being unattainable.

*Gross floor area* means the sum of the gross horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six feet.

*Highest adjacent grade* means the highest natural elevation of the ground surface adjacent to a wall or surface.

*Impervious surface* means a surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. It includes, but is not limited to, semi-impervious surfaces such as compacted clay, as well as conventionally surfaced streets, roofs, sidewalks, parking lots and other similar structures.

*Improvement* means any manmade, immovable item which becomes part of, is placed upon or is affixed to real estate.

*Local road* means a roadway providing service which is of relatively low volume, short average trip length or minimal through traffic movements, and high-volume land access for abutting property.

*Lot* means a designated parcel, tract or area of land established by subdivision or as otherwise allowed by law.

*Lowest floor* means the lowest enclosed floor of a structure, including a basement, but not including the floor of an area enclosed only with insect screening or wood lattice as permitted by the flood damage prevention regulations.

*Manufactured home* means a structure, transportable in one or more sections, which is built on a permanent chassis, designed to be used with or without a permanent foundation and connected to the required utilities. The term also includes park trailers, travel trailers and similar transportable structures placed in use (other than for sale) on a site for 180 consecutive days or longer.

*Manufactured housing* has the following features or characteristics: Produced or mass produced in a factory; designed and constructed for transportation to a site for installation and use when connected to required utilities; and either an independent, individual building or a module for combination with other elements to form a building on the site.

*Multi-Modal Transportation* means systems of transportation that recognizes the importance of providing accessibility to various modes of travel, such as bus or rail transit, bicycle, automobile, or foot.

*Multifamily dwelling* means any residential structure containing two or more separate dwelling units.

*Natural Drainage System* means the naturally occurring [systems] of an area which accommodate the flow of stormwater, such as streams, rivers, lakes, and wetlands.

*Natural systems* means systems which predominantly consist of or are used by those communities or plants, animals, bacteria and other flora and fauna which occur indigenously on the land, in the soil or in the water.

*Occupant,* applied to a building or land, means any person who holds a written or oral lease of or occupies the whole or part of such building or land, either alone or with others.

*Ordinary maintenance* means work that does not require a construction permit and that is done to repair damage or to prevent deterioration or decay of a building or structure or part thereof as nearly as practicable to its condition prior to the damage, deterioration or decay.

*Owner* means a person who, or entity which, alone, jointly or severally with others, or in a representative capacity (including without limitation, an authorized agent, attorney, executor, personal representative or trustee) has legal or equitable title to any property in question, or a tenant, if the tenant is chargeable under his lease for the maintenance of the property.

*Parcel* means a unit of land within legally established property lines.

*Protected environmentally sensitive area* means an area designated for protection in the Conservation Element of this Plan.

*Protected wellhead* means a wellhead with a permitted capacity of 100,000 gallons per day or more.

*Public grounds* means the parks and all public land owned or leased by the City, County (including the School Board), State or Federal governments and those parts of public places which do not form traveled parts of streets as defined.

*Rate* means volume per unit of time.

*Regulatory floodway* means the channel of a river or other watercourse and the adjacent land

areas that must be unobstructed in order to discharge the base flood without increasing the water surface elevation of that flood more than one foot at any point.

*Retention* means the collection and storage of runoff without subsequent discharge to surface waters.

*Runoff coefficient* means the ratio of the amount of rain which runs off a surface to that which falls on it, a factor from which runoff can be calculated.

*Sediment* means the mineral or organic particulate material that is in suspension or has settled in surface water of groundwater.

*Significant adverse effect* means any modification, alteration or effect upon a protected environmentally sensitive area which measurably reduces the area's beneficial functions as delineated in the Conservation Element of this Plan.

*Single-family dwelling* means a structure containing one dwelling unit, and not attached to any other dwelling unit by any means.

*Site* means any tract, lot or parcel of land or combination of tracts, lots or parcels of land that are in one ownership, or in diverse ownership but contiguous and under unified control, and which are to be developed as a single unit, subdivision or project.

*Stormwater* means the flow of water which results from, and that occurs immediately following, a rainfall.

*Stormwater management system* means the system, or combination of systems, designed to treat storm water, or collect, convey, channel, hold, inhibit or divert the movement of stormwater on, through or from a site.

*Stormwater runoff* means that portion of the storm water that flows from the land surface of a site either naturally, in manmade ditches, or in a closed conduit system.

*Street* includes avenues, boulevards, highways, roads, alleys, lanes, viaducts, bridges, and the approaches thereto, and all other public thoroughfares in the City, and shall mean the entire width thereof between abutting property lines.

*Structure* means anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, billboards and signs.

*Surface water* means water above the surface of the ground, whether or not flowing through

definite channels. The term includes any natural or artificial ponds, and it includes streams, channels, ditches and similar feature in which water flows in a definite direction and which has a definite channel, bed or banks.

*Vehicle use area* means an area used for circulation, parking or display of motor vehicles, except junkyards.

*Water's edge* shall be determined by the location of the ordinary (average annual) high water line or high tide line.

*Wellhead protection area* means a diameter of 200 feet around a potable water well site where no other land use is permitted.

*Wetland* means land that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances does or would support, a prevalence of vegetation, typically adapted for life in saturated soil conditions. For the purposes of this Plan, wetlands shall be those areas so designated and regulated by either the Army Corps of Engineers of the Florida Department of Environmental Protection, or both.

*Wetland's edge* means the landward boundary of hydric soils or wetland vegetation, based on the wetland vegetation index and as determined by a regulatory agency or competent survey.

| Department | Project Number | Request Title | FY2025 | Project Total | FY2026 | FY2027 | FY2028 | FY2029 | Total |
|---|---|---|---|---|---|---|---|---|---|
| **1/2 Cent Sales Tax** | | Garden St and Hwy 85 Traffic Signal | $600,000.00 | $1,308,660.00 | $600,000.00 | | | | $1,200,000.00 |
| | 1112 | Redstone/Brookmeade Intersection Improvements | $400,000.00 | $2,050,000.00 | $450,000.00 | | | | $850,000.00 |
| | | MINI SKID STEER (STREET) | $99,000.00 | $99,000.00 | | | | | $99,000.00 |
| | | ASPHALT ROLLER | $30,000.00 | $30,000.00 | | | | | $30,000.00 |
| | | LARGE EQUIPMENT TRAILER | $20,000.00 | $20,000.00 | | | | | $20,000.00 |
| | | John King Road Water Line Relocation | $2,000,000.00 | $2,000,000.00 | | | | | $2,000,000.00 |
| **Total 1/2 Cent Sales Tax** | | | **$3,149,000.00** | **$5,507,660.00** | **$1,050,000.00** | **$0.00** | **$0.00** | **$0.00** | **$4,199,000.00** |
| **Building And Permitting** | TBD | CDS Office Space Revitalization | $300,000.00 | $300,000.00 | | | | | $300,000.00 |
| **Total Building And Permitting** | | | **$300,000.00** | **$300,000.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **$300,000.00** |
| **Building Facility Maintenance** | | Community Center Floor Replacement | | $158,000.00 | $158,000.00 | | | | $158,000.00 |
| | | CITY HALL PARKING LOT REPAIR | $25,000.00 | $25,000.00 | | | | | $25,000.00 |
| | | LIBRARY INTERIOR PAINT | $24,750.00 | $24,750.00 | | | | | $24,750.00 |
| **Total Building Facility Maintenance** | | | **$49,750.00** | **$207,750.00** | **$158,000.00** | **$0.00** | **$0.00** | **$0.00** | **$207,750.00** |
| **Culture and Recreation** | | Shade Sails - Twin Hills Pickleball Courts | $30,000.00 | $30,000.00 | | | | | $30,000.00 |
| | | Shade Sails - Durell Lee | | $115,000.00 | $115,000.00 | | | | $115,000.00 |
| | | Bleachers - Durell Lee and Allen Park | $25,000.00 | $25,000.00 | $0.00 | | | | $25,000.00 |
| | | Outdoor Permanent Lawn Games - Twin Hills | $0.00 | $45,000.00 | $45,000.00 | | | | $45,000.00 |
| | | Batting Cages - Spanish Trail | $0.00 | $40,000.00 | | | $40,000.00 | | $40,000.00 |
| | | Batting Cages - Durell Lee | $60,000.00 | $60,000.00 | $0.00 | | | | $60,000.00 |
| | | Installing Spanish Trail Scoreboards | $15,000.00 | $15,000.00 | $0.00 | | | | $15,000.00 |
| | | Durell Lee Scoreboards | $45,000.00 | $45,000.00 | | | | | $45,000.00 |
| | | Sports Complex Development & Design | $0.00 | $250,000.00 | | | | | $0.00 |
| | 232720 | Rotary Park Improvements | $25,000.00 | $25,000.00 | | | | | $25,000.00 |
| | 232710 | Twin Hills Gym Remodel | $250,000.00 | $400,000.00 | $0.00 | | | | $250,000.00 |
| **Total Culture and Recreation** | | | **$450,000.00** | **$1,050,000.00** | **$160,000.00** | **$0.00** | **$40,000.00** | **$0.00** | **$650,000.00** |
| **Engineering** | | GPR Unit(Engineering) | $25,000.00 | $25,000.00 | | | | | $25,000.00 |
| **Total Engineering** | | | **$25,000.00** | **$25,000.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **$25,000.00** |
| **Expenditures** | 241145 | Mirage Ave Roundabout and Improvements | $0.00 | $500,000.00 | | | | | $0.00 |
| | | Council Chamber Remodel | $0.00 | $300,000.00 | | $300,000.00 | | | $300,000.00 |
| | | North Park | $0.00 | $50,000.00 | $50,000.00 | | | | $50,000.00 |
| | | Old Spanish Trail Reuse Plan | $0.00 | $100,000.00 | | | | | $0.00 |
| **Total Expenditures** | | | **$0.00** | **$950,000.00** | **$50,000.00** | **$300,000.00** | **$0.00** | **$0.00** | **$350,000.00** |
| **Fleet Maintenance** | | MANTA TOOL BOX | $12,900.00 | $12,900.00 | | | | | $12,900.00 |
| | | 4-POST VEHICLE LIFT | $0.00 | $10,400.00 | | $10,400.00 | | | $10,400.00 |
| **Total Fleet Maintenance** | | | **$12,900.00** | **$23,300.00** | **$0.00** | **$10,400.00** | **$0.00** | **$0.00** | **$23,300.00** |

| Department | Project Number | Request Title | FY2025 | Project Total | FY2026 | FY2027 | FY2028 | FY2029 | Total |
|---|---|---|---|---|---|---|---|---|---|
| **General & Administrative** | 240311 | Vineyard Village Building Construction | $0.00 | $1,500,000.00 | | | | | $0.00 |
| **Total General & Administrative** | | | **$0.00** | **$1,500,000.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** |
| **General Government** | 241142 | Downtown Streetscape Renovation | $275,000.00 | $6,475,000.00 | | | | | $275,000.00 |
| | | City Hall PDE | $0.00 | $100,000.00 | $0.00 | | | | $0.00 |
| | | Public Services PDE | $0.00 | $100,000.00 | | | | | $0.00 |
| **Total General Government** | | | **$275,000.00** | **$6,675,000.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **$275,000.00** |
| **Information Technology** | | City Hall Security Cameras | $0.00 | $100,000.00 | | | $100,000.00 | | $100,000.00 |
| | | Twin Hills Gym Cameras | $0.00 | $50,000.00 | $50,000.00 | | | | $50,000.00 |
| | | Public Library Cameras | $40,000.00 | $40,000.00 | | | | | $40,000.00 |
| **Total Information Technology** | | | **$40,000.00** | **$190,000.00** | **$50,000.00** | **$0.00** | **$100,000.00** | **$0.00** | **$190,000.00** |
| **Logistics Operations** | | RFID Scanner System | $17,000.00 | $17,000.00 | | | | | $17,000.00 |
| | | Warehouse Shelving | $16,000.00 | $16,000.00 | | | | | $16,000.00 |
| | | Fully Powered Stacker | $10,325.00 | $10,325.00 | | | | | $10,325.00 |
| **Total Logistics Operations** | | | **$43,325.00** | **$43,325.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **$43,325.00** |
| **Public Safety** | | Public Safety Building PDE | $0.00 | $100,000.00 | | | | | $0.00 |
| | 0710 | Animal Control Facility Development | $0.00 | $700,000.00 | | | | | $0.00 |
| **Total Public Safety** | | | **$0.00** | **$800,000.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** |
| **Recreational Services Athletics** | | Basketball Courts at Allen Park | $50,000.00 | $50,000.00 | | | | | $50,000.00 |
| | 242715 | Brookmeade Park Improvments | $273,512.00 | $273,512.00 | | | | | $273,512.00 |
| **Total Recreational Services Athletics** | | | **$323,512.00** | **$323,512.00** | **$0.00** | **$0.00** | **$0.00** | **$0.00** | **$323,512.00** |
| **Sewer** | | John King Rd Sewer Relocate | $20,000.00 | $20,000.00 | | | | | $20,000.00 |
| | | Bypass Sewer Line Extension | $1,750,000.00 | $2,500,000.00 | $750,000.00 | | | | $2,500,000.00 |
| | | Bypass Sewer Lift Station | $2,450,000.00 | $3,500,000.00 | $1,050,000.00 | | | | $3,500,000.00 |
| | | Civic Complex Sewer Lift Station & Force Mains | $1,510,600.00 | $2,158,000.00 | $647,400.00 | | | | $2,158,000.00 |
| | | Civic Complex Gravity Sewer Line | $1,333,500.00 | $1,905,000.00 | $571,500.00 | | | | $1,905,000.00 |
| | | 85KW TRAILER MOUNTED GENERATOR | $75,896.65 | $75,896.65 | | | | | $75,896.65 |
| | | CAMERA & TRACTOR FOR CAMERA TRAILER | $62,300.00 | $62,300.00 | | | | | $62,300.00 |
| | | Flatbed Dump Truck(Sewer) | $145,000.00 | $145,000.00 | | | | | $145,000.00 |
| | | Lift Station#10 Control Panel | $198,750.49 | $198,750.49 | | | | | $198,750.49 |
| | | Lift Station#6 Pump Replacement | $106,500.33 | $106,500.33 | | | | | $106,500.33 |
| | | Lift Station#22 Control Panel | $35,789.89 | $35,789.89 | | | | | $35,789.89 |
| | | Lift Station#2 Rehab | | $477,750.00 | $477,750.00 | | | | $477,750.00 |
| | | Lift Station#40 Control Panel | $18,202.50 | $18,202.50 | | | | | $18,202.50 |
| **Total Sewer** | | | **$7,706,539.86** | **$11,203,189.86** | **$3,496,650.00** | **$0.00** | **$0.00** | **$0.00** | **$11,203,189.86** |

| Department | Project Number | Request Title | FY2025 | Project Total | FY2026 | FY2027 | FY2028 | FY2029 | Total |
|---|---|---|---|---|---|---|---|---|---|
| **Stormwater** | | 1574 TEXAS PKWY STORMWATER DRAINAGE | $0.00 | $10,000.00 | $10,000.00 | | | | $10,000.00 |
| | | WEST WALNUT AVE STORM PIPE RELINE PHASE 1 | $0.00 | $175,000.00 | $175,000.00 | | | | $175,000.00 |
| | | SOUTHVIEW DR UNDERDRAIN REPAIR | $0.00 | $10,205.00 | $10,205.00 | | | | $10,205.00 |
| **Total Stormwater** | | | **$0.00** | **$195,205.00** | **$195,205.00** | **$0.00** | **$0.00** | **$0.00** | **$195,205.00** |
| **Streets** | | EAST REDSTONE RESURFACING & SIDEWALK | $500,000.00 | $500,000.00 | | | | | $500,000.00 |
| | | STREET RESURFACING | $200,000.00 | $2,200,000.00 | $500,000.00 | $500,000.00 | $500,000.00 | $500,000.00 | $2,200,000.00 |
| **Total Streets** | | | **$700,000.00** | **$2,700,000.00** | **$500,000.00** | **$500,000.00** | **$500,000.00** | **$500,000.00** | **$2,700,000.00** |
| **Wastewater** | | Bypass Reuse Line Extension | $455,000.00 | $2,500,000.00 | $2,045,000.00 | | | | $2,500,000.00 |
| | | Impeller & Wear Plate Pump 1 | $10,000.00 | $10,000.00 | | | | | $10,000.00 |
| **Total Wastewater** | | | **$465,000.00** | **$2,510,000.00** | **$2,045,000.00** | **$0.00** | **$0.00** | **$0.00** | **$2,510,000.00** |
| **Water** | | Bypass Water Line Extension | $1,750,000.00 | $2,500,000.00 | $750,000.00 | | | | $2,500,000.00 |
| | | Arena Rd Water Tower | $3,325,000.00 | $4,750,000.00 | $1,425,000.00 | | | | $4,750,000.00 |
| | | South Ferdon Water Line Upgrades | | $1,500,000.00 | $1,500,000.00 | | | | $1,500,000.00 |
| | | Well#6 Rehab Pump | $150,000.00 | $150,000.00 | | | | | $150,000.00 |
| | | Tallokas Rd. Water Line Replacement | | $200,000.00 | $200,000.00 | | | | $200,000.00 |
| | | Fire Hydrant & Line Stop Materials | $50,000.00 | $350,000.00 | $75,000.00 | $75,000.00 | $75,000.00 | $75,000.00 | $350,000.00 |
| | | New By-Pass Water Well #11 | $0.00 | $2,000,000.00 | $2,000,000.00 | | | | $2,000,000.00 |
| **Total Water** | | | **$5,275,000.00** | **$11,450,000.00** | **$5,950,000.00** | **$75,000.00** | **$75,000.00** | **$75,000.00** | **$11,450,000.00** |
| **Total Departments** | | | **$18,815,026.86** | **$45,653,941.86** | **$13,654,855.00** | **$885,400.00** | **$715,000.00** | **$575,000.00** | **$34,645,281.86** |

City of Crestview

COMPREHENSIVE PLAN 2045

# DATA INVENTORY & ANALYSIS

Kimley»Horn

Expect More. Experience Better.

January 2024

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*Prepared in 2023 in support of the updated Comprehensive Plan to be adopted in 2024*

Chapter 1

# FUTURE LAND USE

# 1.0 Introduction

The Future Land Use Element is the foundation for the Comprehensive Plan. It instructs the City on how to plan for future developments by controlling and distributing population densities and building intensities within various land use categories.

This analysis, compiled from various data sources, seeks to understand the land required to accommodate anticipated population and development growth, the character of undeveloped land, the availability of facilities, the need for redevelopment, the discouragement of urban sprawl, the need to strengthen and diversify the community's economy, and the need to modify land uses and development patterns within antiquated subdivisions.

These findings will inform the Plan's goals, objectives, policies, and Future Land Use Map which all work in culmination to ensure that the City is prepared to direct growth and development patterns in an efficient and purposeful manner that respects the relationship between land uses, mobility, livability, and preservation.

## 1.1 History and Setting

The City of Crestview, located in Northwest Florida, was incorporated in 1916 after the Florida Legislature created Okaloosa County in 1915 from portions of western Walton County and eastern Santa Rosa County. Since incorporation, Crestview has been the County seat of Okaloosa County. Nicknamed the "Hub City," Crestview is situated at the junction of three major highways: U.S. 90, State Road 85, and Interstate 10. The City has one of the state's highest elevations at 235 feet and is also one of the state's rainiest cities with 65 inches annually.[1]

In 1881, the Crestview Station was platted showing a depot and twenty blocks as the route from Pensacola to Chattahoochee was being surveyed for the Pensacola and Atlantic Railroad.[2] The name Crestview was selected "because it is located on the peak of a long woodland range between the Yellow and Shoal rivers, which flow almost parallel to the east and west sides of the City."[3] As the railroad connected West Florida to the Atlantic as the first passenger and freight railroad track in northwest Florida, it significantly increased the movement of people and commercial exports through the area. In the winter of 1883-1884, more than 8,000 passengers were transported by train, and later, the region became accessible to the timber industry, turpentine stills, and rosin.[4]

[1] *https://www.cityofcrestview.org/257/History*

[2] *National Register of Historic Places Registration Form, Crestview Commercial Historic District*

[3] *https://www.cityofcrestview.org/257/History*

[4] *National Register of Historic Places Registration Form, Crestview Commercial Historic District*

## 1.2 Historic Properties

The National Register of Historic Places is the official list of nationally recognized historic places considered important for preservation. The Crestview Commercial Historic District is the only property within the City listed on the National Register of Historic Places.

This Historic District is listed for its significance in the areas of Commerce and Community Planning and Development. There are 52 contributing buildings, 18 non-contributing buildings, and one site ("a small passive park") included in the number of resources within this area of the downtown core of the City of Crestview. These buildings are mainly "commercial vernacular buildings…constructed between 1918 and 1955," with one neo-classical revival and one art modern style building. The park was platted in 1913.[5] Table 1.2.1 lists those assets listed on the National Register, and Figure 1.2.1 depicts the historic district.

An asset of being listed on the National Register is that the Federal Rehabilitation Tax Credit provides up to a twenty (20) percent income tax credit of the allowable expenses incurred in a certified rehabilitation of a certified historic, income-producing building.[6] In addition, a tourism economy is created with the preservation and rehabilitation of historic districts and structures. The buildings and sites included in this Historic District should be afforded additional protection by Crestview.

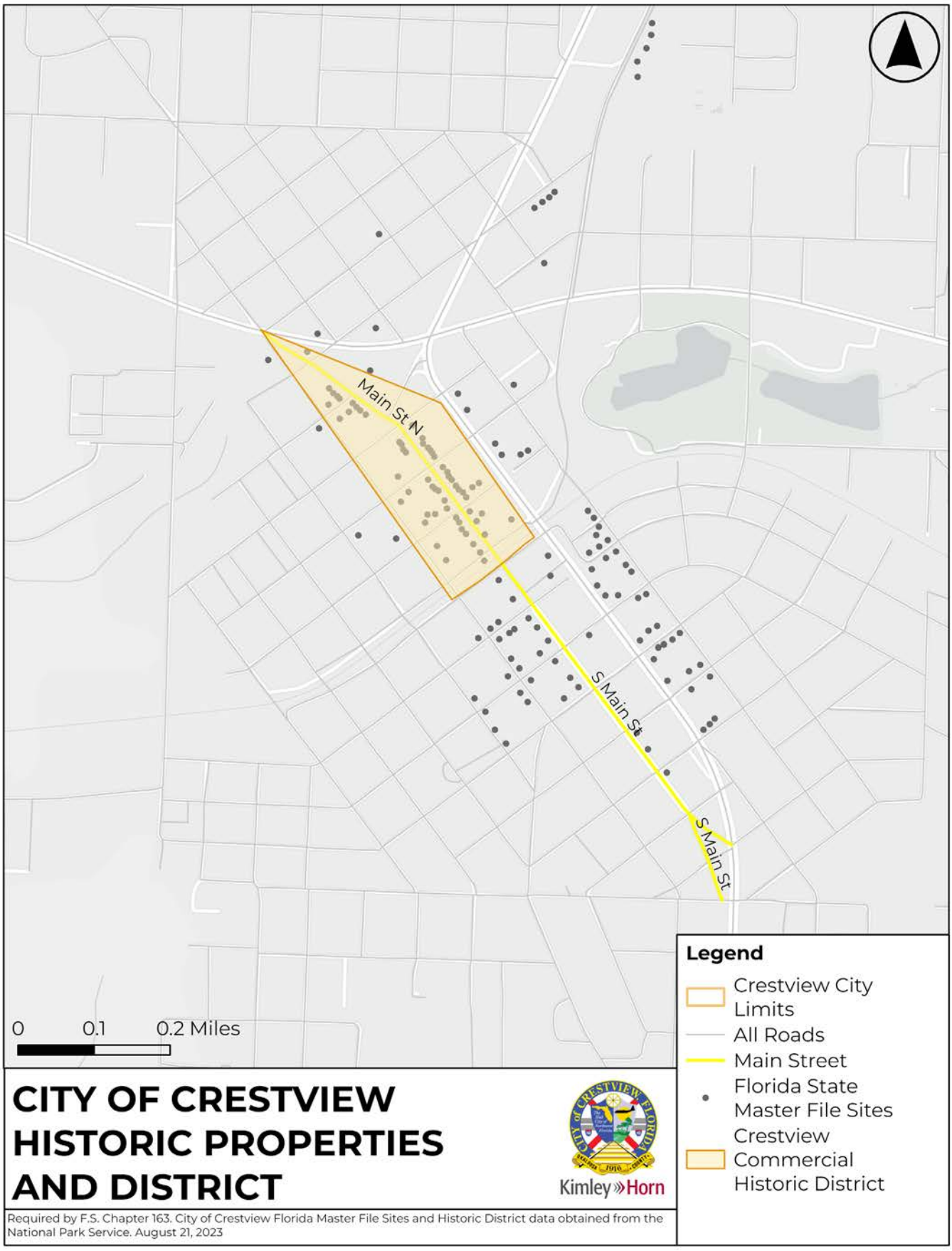
### Table 1.2.1 National Register of Historic Places

| Name of Property | Number of Resources | Areas of Significance | Period of Significance |
|---|---|---|---|
| Crestview Commercial Historic District | 52 contributing buildings and 1 site | Commerce and Community Planning & Development | 1913 – 1955 |

*Source: National Register of Historic Places*

[5] *National Register of Historic Places Registration Form, Crestview Commercial Historic District*

[6] *www.dos.myflorida.com/historical/preservation/architectural-preservation-services/rehab*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Crestview City Limits
All Roads
Main Street
Florida State Master File Sites
Crestview Commercial Historic District
CITY OF CRESTVIEW HISTORIC PROPERTIES AND DISTRICT
Kimley»Horn
Required by F.S. Chapter 163. City of Crestview Florida Master File Sites and Historic District data obtained from the National Park Service. August 21, 2023

## 1.3 Historical Population Growth

Population data for Crestview is available as far back as 1920. Between 1920 and 1970, Crestview increased in population from 500 to 7,952. After 1970, the population decreased by 335 persons in 1980. Since 1980, the population has increased from 7,617 to 27,134 persons in 2020. Table 1.3.1 displays the historical population growth from 1920 to 2020. The largest percentage growth occurred between decades in 1940 as the population increased by 142.2%.

### Table 1.3.1 Historical Population Growth in Crestview

| | Population | Total Population Change from Previous Decade | Percent Change from Previous Decade |
|---|---|---|---|
| 1920 | 500 | - | - |
| 1930 | 930 | 430 | 86.00% |
| 1940 | 2,252 | 1,322 | 142.20% |
| 1950 | 5,003 | 2,751 | 122.20% |
| 1960 | 7,467 | 2,464 | 49.30% |
| 1970 | 7,952 | 485 | 6.50% |
| 1980 | 7,617 | -335 | -4.20% |
| 1990 | 9,886 | 2,269 | 29.80% |
| 2000 | 14,766 | 4,880 | 49.40% |
| 2010 | 20,978 | 6,212 | 42.10% |
| 2020 | 27,134 | 6,156 | 29.30% |

*Source: U.S. Census*

## 1.4 Alignment with the Strategic Plan

The Future Land Use Element (FLUE) ties together all aspects of how the City will grow over the planning horizon. The Crestview Strategic Plan for 2023-2028 mission, vision, and values are all reflected in the Comprehensive Plan, and especially the FLUE. The City's values, which are identified as culture, play, opportunity, mobility, safety, and community character, are all influenced by land use. Therefore, the importance of reflecting those values in the FLUE is essential.

The Strengths, Weaknesses, Opportunities, Threats (SWOT) analysis conducted for the Strategic Plan identifies community character as one of the City's strengths, with the threat of the current growth and potential growth rate impacting that character. In addition, a weakness identified was managing the growth. Policies can be included in the revised FLUE to assist the City in retaining that character while considering the attractiveness to future residents who are drawn to reside in Crestview.

# 2.0 Existing Conditions

Crestview is located within the Crestview-Fort Walton Beach-Destin Metropolitan Statistical Area (MSA) in Northwest Florida which includes an estimated population of 293,635 in 2021.[7] The Crestview-Fort Walton Beach-Destin MSA is made up of Okaloosa and Walton Counties, with Crestview located in central Okaloosa County along I-10 between the Yellow and the Shoal River.

Okaloosa County's total population was estimated as 213,255 or approximately 73% of the MSA population. Okaloosa County has approximately 930 square miles of land area or 595,322 acres.

Crestview 2021 total population was estimated to be 26,934, or almost 13% of the total County population. The area of Crestview at the 2020 Decennial Census was reported as 16.58 square miles of land or 10,611.2 acres. This constitutes approximately 2% of the County area. Table 2.0.1 below includes a summary of Census data for Okaloosa County and Crestview.

### Table 2.0.1 Okaloosa County and Crestview, Florida Census Data, 2021 Estimate

| | Okaloosa County | Crestview | Crestview's Proportion Compared to the County |
|---|---|---|---|
| Total Population | 213,255 | 26,934 | 12.63% |
| Population per Square Mile[1] | 1,637 | 1,603 | - |
| Employment Rate | 64.8 | 64.9 | - |
| Median HH Income | $67,390 | $55,688 | - |
| Total Housing Units | 100,401 | 11,216 | 11.17% |
| Total Households | 81,785 | 10,245 | 12.53% |

*Source: U.S Census, 2017-2021 American Community Survey 5-Year Estimates*
*Note: The Census defines "household" as that which "includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit." Group quarters are excluded.*
*[1] 2020 Decennial Census*

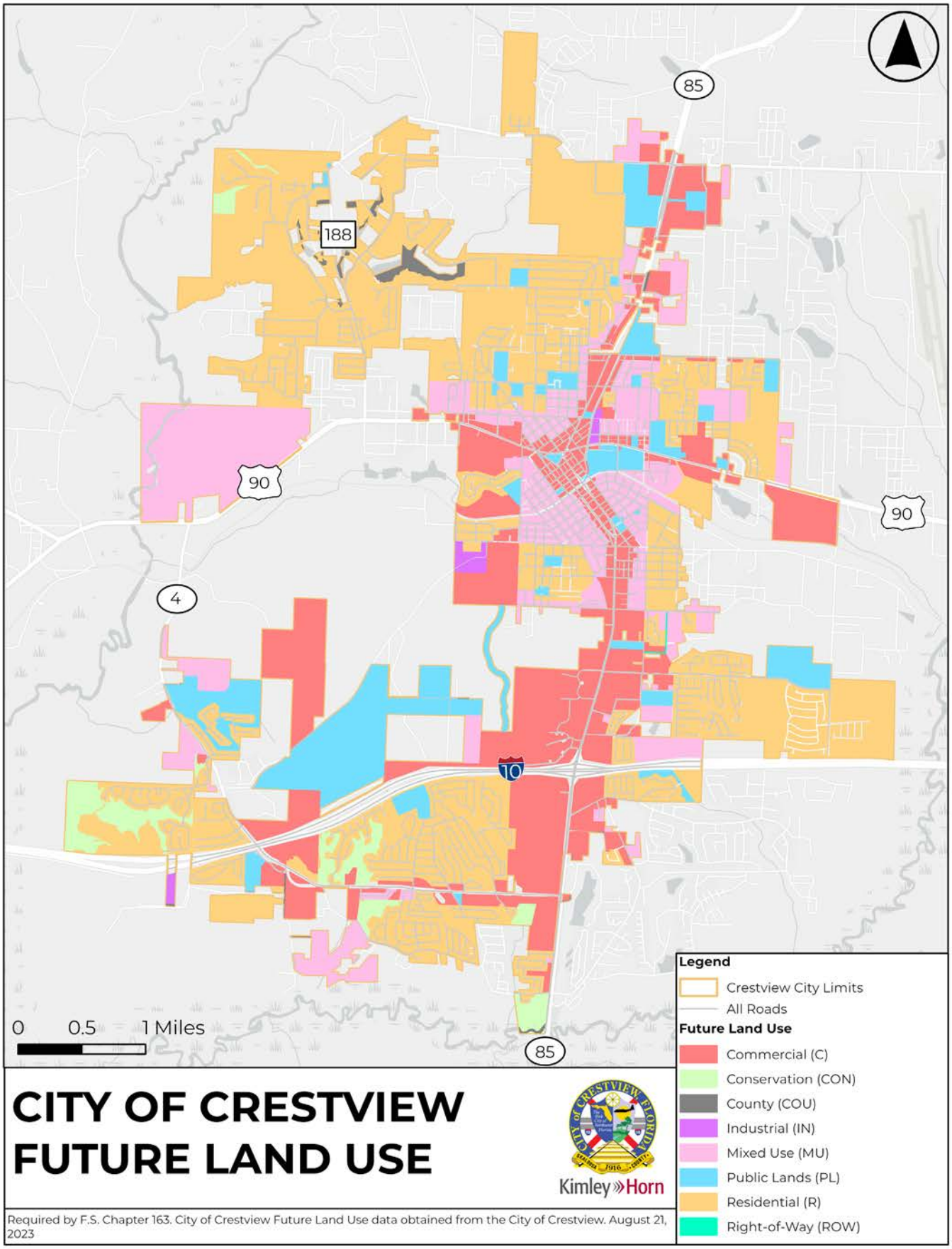
[7] *U.S. Census Bureau, 2022 Projections.*

## 2.1 Future Land Use Map

The Future Land Use Map (FLUM) is the fundamental instrument by which the City regulates the type of development particular to a parcel of property. The FLUM is used to guide where, how, and to what intensity the City seeks to grow. The assignment of a Future Land Use category to a parcel on the FLUM is then further implemented and regulated by consistent zoning. The recommendation is to retain these categories within the updated Comprehensive Plan.

- **Residential:** This category is limited to residential uses, customary accessory uses, recreation uses, planned unit developments, churches and places of worship, and essential public services. Non-profit and civic organizations may be permitted by special exception. This category is intended for single-family homes which may be developed with up to eight (8) units per gross acre as allowed by the assigned zoning district and defined in the Land Development Code.
- **Mixed-Use (MU):** This category is limited to areas that exhibit an existing or planned development pattern reflecting a variety of uses, densities, and non-residential uses. Specific residential uses allowed in this category include single-family residential, multi-family residential, mobile home parks, and mobile home subdivisions. Specific non-residential uses include recreation uses, neighborhood and general commercial and business uses, offices, restaurants, motels/hotels and other temporary lodging facilities, clinics and medical facilities, churches and places of worship, light industrial uses when such uses do not create any adverse off-site impacts to other properties or to protected environmental resources. Other similar uses may be allowed based on compatibility with existing nearby uses. Planned Unit Development (PUD) are allowed and encouraged in this category. The residential density for this category is up to 20 units per gross acre.
- **Commercial:** This category is designed for a wide range of business uses, including retail, wholesale, communication facilities, offices, services, motel/hotel uses, churches and places of worship, and residential dwelling units that are clearly accessory or incidental to the principal non-residential use. Additionally, apartments and condominiums are permitted in allowed zoning districts, as established in the Land Development Code (LDC), with a maximum density of twenty-five (25) units per gross acre. Accessory residential units are allowed only for those business owners or managers who reside on the same parcel of in the same building as the business. The density for such accessory residential use is 1 unit per business parcel. The intensity of non-residential uses shall be governed by a Floor Area Ratio (FAR) 3.0 and an impervious surface coverage of 80%.
- **Industrial:** This category is designed to protect lands for the production and distribution of goods and for other industrial activities. A wide range of industrial and commercial uses are allowed in this category. Specific uses include light and heavy manufacturing, assembly, training facilities, vehicle repair (including bodywork and painting), packaging, processing, wholesale business and warehousing, truck terminals, borrow pits, asphalt/concrete plants, heavy equipment sales, service and/or rentals, and other uses similar to those listed herein.
- **Public Lands/Institutional:** This category is intended for lands used for passive or active recreation, schools, churches and places of worship, municipal functions, County, State, or Federal functions, utility facilities, and other functions planned for property owned by Local, State or Federal agencies or governments.
- **Conservation:** This category is intended to protect important resources. Placing lands in this category is intended to result in the conservation, preservation, protection, or management of environmentally sensitive lands or other important resources.

The FLU category acres as of July 2023 are depicted in Table 2.1.1 below. Of the total 10,611.2 acres (2020 Decennial Census), 10,418.56 acres are within a FLU category with the remaining acreage (192.64 acres) identified within public right-of-ways (ROW). Based on the acreages within a FLU category, approximately 45% of land is vacant in Crestview. The FLU with the greatest acreage is “Residential” with 4,882.56 total acres. Similarly, the “Residential” category is also the category with the greatest total acres that are currently vacant. The Commercial FLU within the MU Zone has the least number of acreages with 11.99 acres, followed by the Industrial FLU category with 50.44 acres. Of the 50 acres within the Industrial FLU category, only nine acres are currently developed with the other 41 acres currently vacant.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All Roads
Future Land Use
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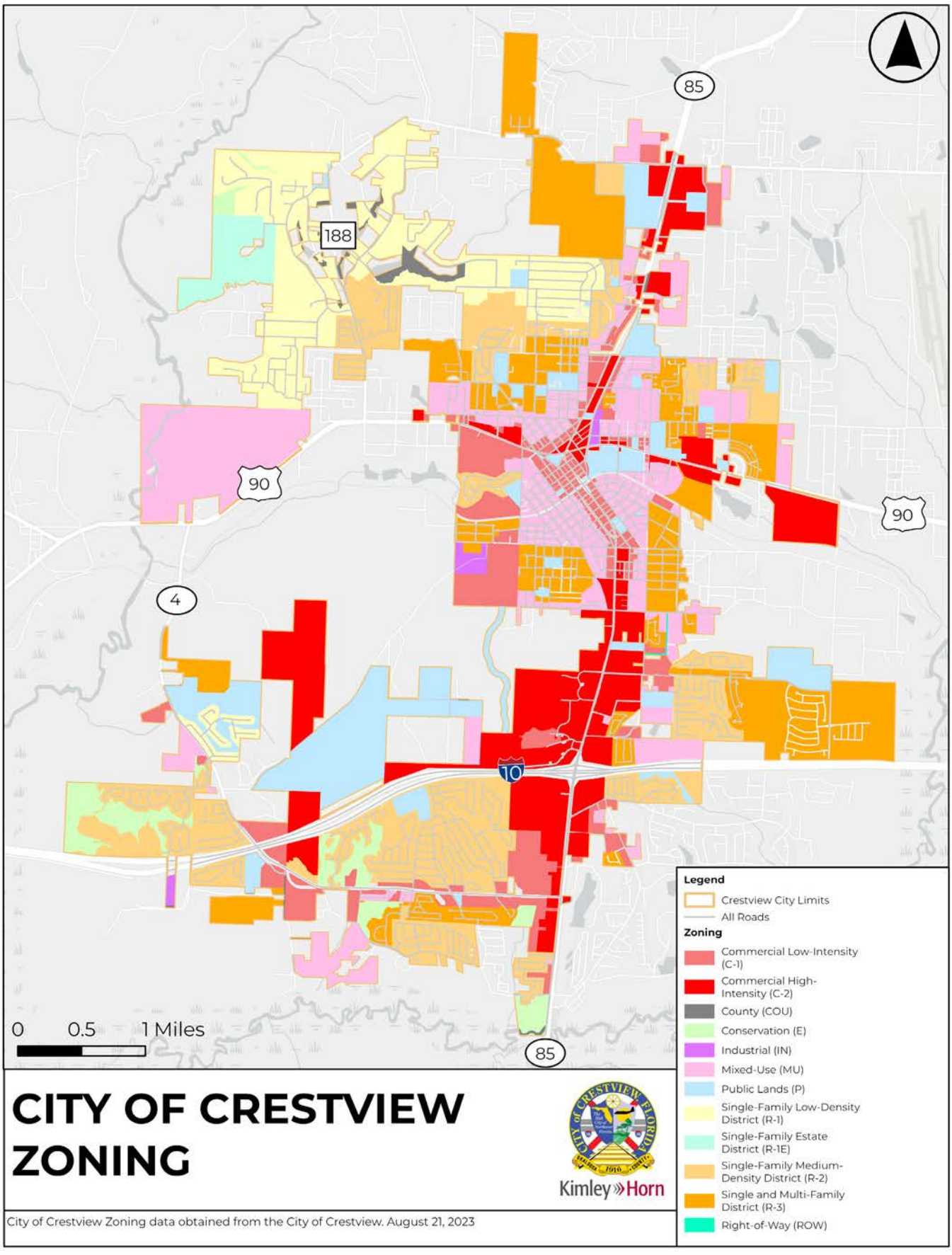
Conservation (CON)
County (COU)
Industrial (IN)
Mixed Use (MU)
Public Lands (PL)
Residential (R)
Right-of-Way (ROW)
CITY OF CRESTVIEW
FUTURE LAND USE
Kimley»Horn
Required by F.S. Chapter 163. City of Crestview Future Land Use data obtained from the City of Crestview. August 21, 2023

## Table 2.1.1 Future Land Use Categories and 2023 Acres

| Current FLU Category | Total Acres | Vacant Total Acres | Density |
|---|---|---|---|
| Residential | 4,882.56 | 1,692.36 | 8 du/ac |
| Mixed Use | 1,685.37 | 1,141.38 | 20 du/ac |
| Commercial; Total | 2,448.63 | 1,526.90 | - |
| **Commercial; MU Zone** | **11.99** | **3.95** | **20 du/ac** |
| **Commercial; C-1 Zone** | **912.66** | **617.58** | **25 du/ac** |
| **Commercial; C-2 Zone** | **1,523.98** | **905.37** | **0 du/ac** |
| Industrial | 50.44 | 41.06 | 0 du/ac |
| Public Lands | 1,027.31 | 32.84 | 0 du/ac |
| Conservation | 324.25 | 208.23 | 0 du/ac |
| **TOTAL** | **10,418.56** | **4,642.77** | **-** |

*Source: City of Crestview, FLU Acreage Table, Provided by Nicholas Schwendt on 07/18/2023*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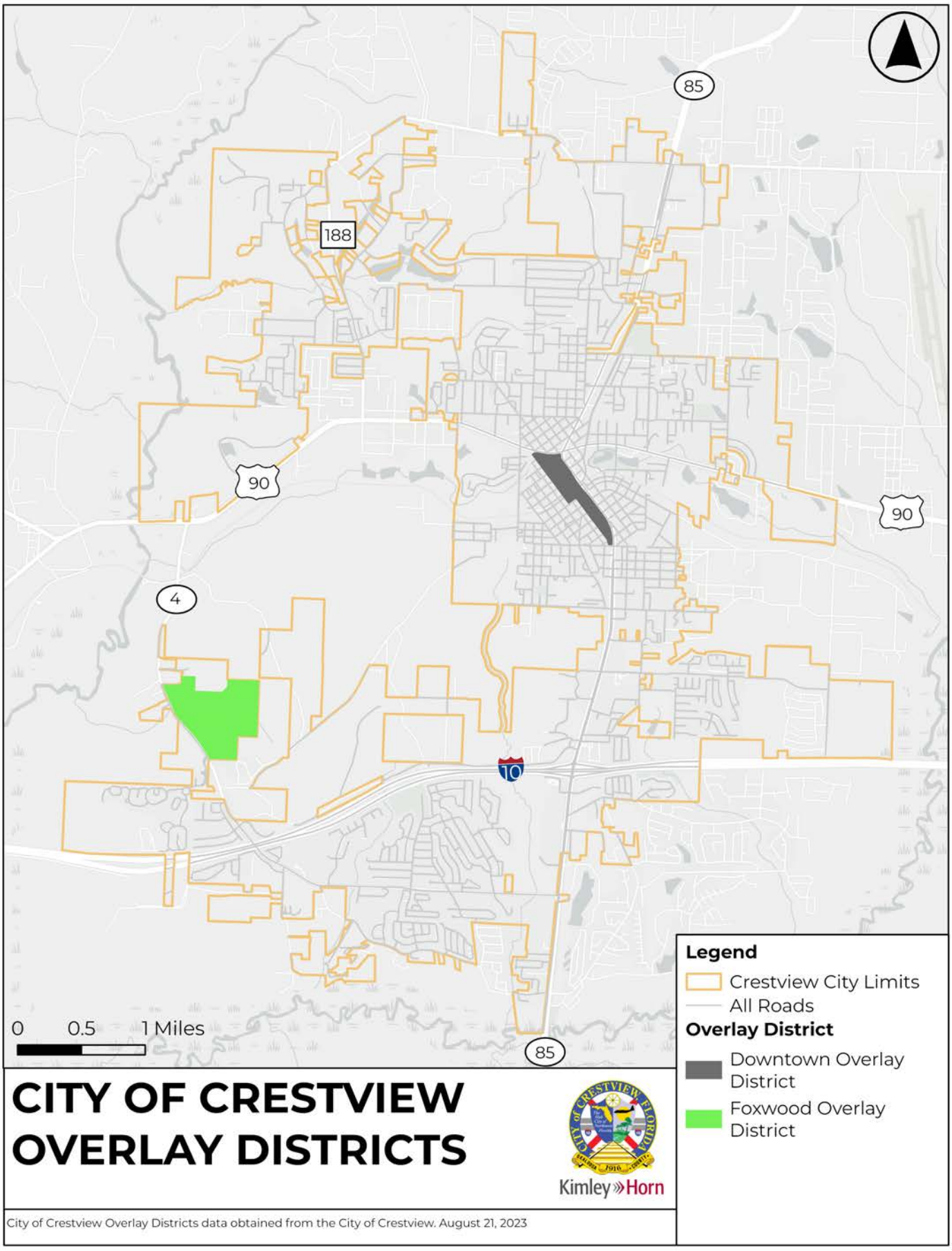
Legend
Crestview City Limits
All Roads
Zoning
Commercial Low-Intensity (C-1)
Commercial High-Intensity (C-2)
County (COU)
Conservation (E)
Industrial (IN)
Mixed-Use (MU)
Public Lands (P)
Single-Family Low-Density District (R-1)
Single-Family Estate District (R-1E)
Single-Family Medium-Density District (R-2)
Single and Multi-Family District (R-3)
Right-of-Way (ROW)
CITY OF CRESTVIEW ZONING
Kimley»Horn
City of Crestview Zoning data obtained from the City of Crestview. August 21, 2023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Legend
Crestview City Limits
All Roads
Overlay District
Downtown Overlay District
Foxwood Overlay District
CITY OF CRESTVIEW
OVERLAY DISTRICTS
Kimley»Horn
City of Crestview Overlay Districts data obtained from the City of Crestview. August 21, 2023

## 2.2 Population Projections

After considering the City's existing population and land use conditions, it is important to understand population projections that demonstrate how the community is expected to grow and change over time. This valuable perspective will assist the City in making informed decisions about land allocation, infrastructure development, and various accommodations for the needs of the existing and future residents.

The projections provided in Table 2.2.1 below were sourced from the University of Florida Shimberg Center for Housing Studies, which maintains a data clearinghouse, including population projections for all municipalities in Florida. These predictions are used throughout other data and analysis elements of this plan.

### Table 2.2.1 Population Forecast by Age

| Age | 2010 | 2020 | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|---|---|
| 0-4 | 1,915 | 2,149 | 2,343 | 2,547 | 2,641 | 2,748 | 2,854 | 2,993 | 3,100 |
| 5-9 | 1,647 | 2,198 | 2,123 | 2,437 | 2,672 | 2,751 | 2,838 | 2,906 | 3,026 |
| 10-14 | 1,425 | 1,982 | 1,954 | 1,904 | 2,121 | 2,286 | 2,325 | 2,393 | 2,460 |
| 15-19 | 1,452 | 1,556 | 1,639 | 1,856 | 1,819 | 2,103 | 2,276 | 2,325 | 2,379 |
| 20-24 | 1,563 | 2,033 | 1,984 | 2,193 | 2,540 | 2,357 | 2,569 | 2,760 | 2,796 |
| 25-29 | 1,838 | 2,582 | 2,376 | 2,289 | 2,456 | 2,808 | 2,674 | 3,045 | 3,264 |
| 30-34 | 1,761 | 2,487 | 2,454 | 2,543 | 2,617 | 2,889 | 3,281 | 3,012 | 3,263 |
| 35-39 | 1,387 | 2,009 | 2,106 | 2,356 | 2,406 | 2,229 | 2,341 | 2,636 | 2,494 |
| 40-44 | 1,389 | 1,553 | 1,575 | 1,844 | 1,866 | 1,907 | 1,935 | 2,104 | 2,350 |
| 45-49 | 1,592 | 1,287 | 1,295 | 1,395 | 1,689 | 1,893 | 1,907 | 1,746 | 1,802 |
| 50-54 | 1,325 | 1,363 | 1,330 | 1,249 | 1,333 | 1,581 | 1,571 | 1,599 | 1,612 |
| 55-59 | 969 | 1,570 | 1,533 | 1,264 | 1,178 | 1,252 | 1,488 | 1,656 | 1,662 |
| 60-64 | 792 | 1,309 | 1,368 | 1,521 | 1,254 | 1,128 | 1,173 | 1,375 | 1,355 |
| 65-69 | 584 | 1,069 | 1,136 | 1,435 | 1,634 | 1,261 | 1,156 | 1,208 | 1,424 |
| 70-74 | 439 | 804 | 819 | 949 | 1,240 | 1,382 | 1,121 | 998 | 1,023 |
| 75+ | 900 | 1,183 | 1,331 | 1,590 | 1,935 | 2,486 | 3,036 | 3,074 | 2,982 |
| **Total** | **20,978** | **27,134** | **27,366** | **29,372** | **31,401** | **33,061** | **34,545** | **35,830** | **36,992** |

*Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida*

Figure 2.1.1 below graphically represents the age group percentages of the overall population in 2050.

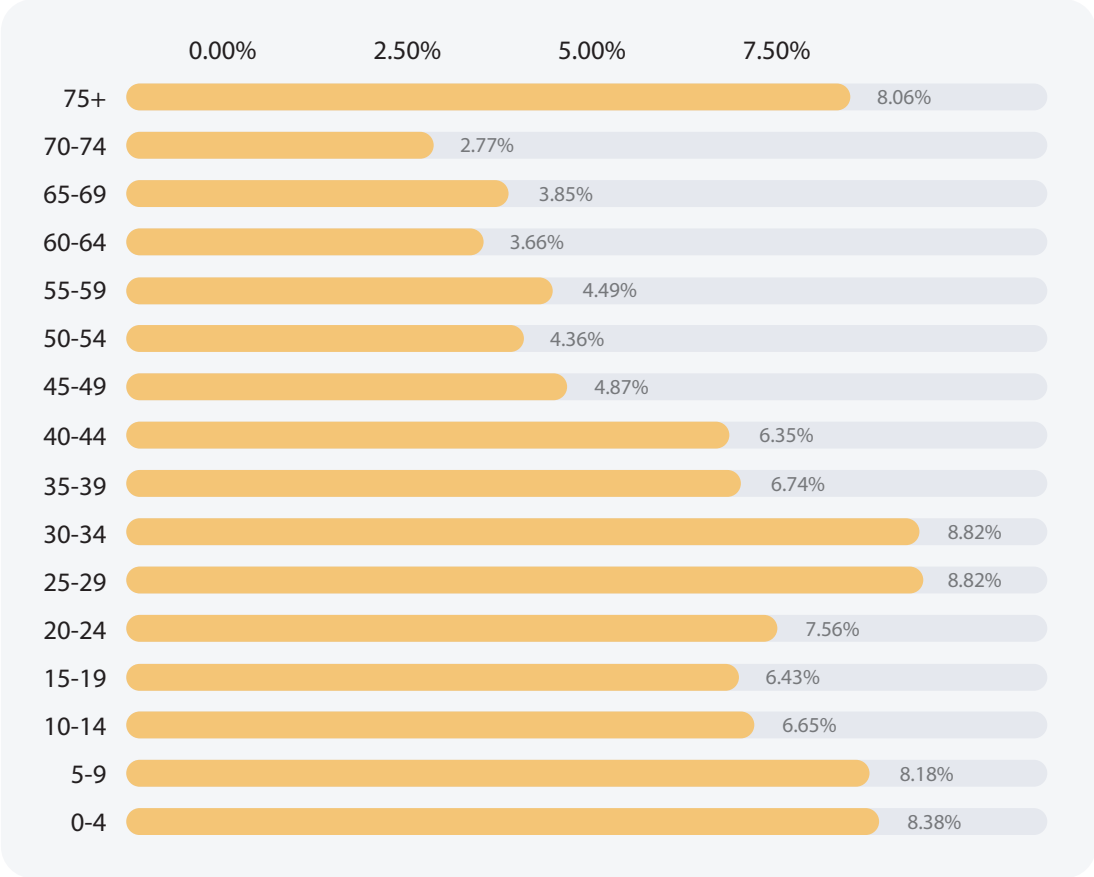



*Figure 2.1.1*
*Source: Table 2.1.1*

To show the percentage change of population through 2050, Table 2.1.2 shows the increase of population by decade, through 2050. This projection anticipates a reduced percent increase in population growth in future decades.

## Table 2.1.2 Population Projections Growth Rate Percentages, 2010 - 2050 by Decade

| | Population | % Change |
|---|---|---|
| 2010 | 20,978 | - |
| 2020 | 27,134 | 29.3% |
| 2030 | 31,401 | 15.7% |
| 2040 | 34,545 | 10.0% |
| 2050 | 36,992 | 7.1% |

*Source: Table 2.1.1*

## 2.3 Growth and Projection Limitations

Crestview's future growth is influenced by several factors including its expanding municipal boundary through annexation, the development of vacant lands, and the pace at which larger tracts of land are developed at greater densities within the current city limits. Soley looking at annexations, the timing and results of the impact annexations have on the City are dependent on the property owner's decision to annex into the City, the density at which the property will be developed prior to or after annexation, and the state of economy when these considerations are being made. Additionally, the presence of utilities and services holds the potential to significantly impact the growth patterns within and near the City's existing boundaries. The City's facilities are evaluated below in Section 2.3.1. Because these factors are highly variable, this data and analysis is a summary of the existing conditions within the City limits and projections based on the best available data.

# 3.0 Recommendations Incorporated from Contributing Documents

The following documents are recent plans conducted and produced in recent years to assist Crestview in establishing a clear vision with strategic focus areas for the future of the City. Several valuable points and findings from those documents should be considered as policy in the Comprehensive Plan. These are included below.

## 3.1 A New View City of Crestview Strategic Plan 2020

- Satisfy current and future infrastructure needs
    - Implement proactive long-range planning processes
    - Evaluate buildings, facilities, and equipment
    - Create/evaluate funding strategies
    - Strengthen community partnerships
- Promote desirable growth with a hometown atmosphere
    - Remove blight
    - Create programs to promote incentives for downtown revitalization and preservation
    - Prioritize beautification efforts
    - Develop programs that target specific industries
- Ensure the continuous safety of citizens and visitors
    - Maintain competent and qualified public safety staff
    - Improve coordination and communication internally and with other agencies
    - Improve pedestrian access, visibility, and protection
    - Improve citizen relations
    - Develop smart-City technology
    - Undertake continuous risk assessment
- Provide safe, efficient and accessible means for mobility
    - Pursue funding options and solutions
    - Develop long-term mobility plan
    - Develop long-term mitigation strategies
    - Review of current plans and policies
    - Support multi-modal alternatives

  - Strengthen public education
  - Strengthen intergovernmental relationships

- Promote an environment that encourages economic and educational opportunity
  - Improve processes for new business development
  - Educate potential entrepreneurs and developers
  - Advertise Crestview's advantages
  - Determine desired industries
  - Increase educational program

- Expand recreational and entertainment activities within the City
  - Evaluate and prioritize wants of community for entertainment and leisure services
  - Evaluate existing facilities and programs
  - Evaluate internal and external partnerships for increased cultural and entertainment activities
  - Evaluate options for entertainment and leisure unique to Crestview

## 3.2 Crestview Community Redevelopment Agency (CRA) Strategic Plan 2020 and City of Crestview Community Redevelopment Area Master Plan March 2017

- Vision: "To encourage redevelopment within the district that will enhance the quality of life of the community, while maintaining historical significance".
  - Promote smart growth throughout the district
  - Work toward enhancing the quality of life for all through promoting new business and activities for the citizens of Crestview and the surrounding area
  - Promote connectivity throughout the district allowing citizens and visitors to safely experience all the district has to offer
  - Promote and maintain an attractive and authentic atmosphere through good planning, proactive maintenance programs, and clear codes

- **Goal 1:** Revitalize the district capitalizing on current resources and recognized opportunities
  - Establish a revitalization task force to address economic and physical revitalization
    - Utilize the Main Street Association, Historic Preservation Board, and Chamber of Commerce to aid in revitalization efforts
  - Maintain and strengthen the Façade Grant Program
    - Review current grant programs to determine validity and adjust as necessary
  - Develop green space, open space parks, and public plaza programs and promote connectivity within the community
    - Review the area for appropriate locations for parks and green spaces within the District
    - Current plans include partnering with Okaloosa County to develop parking to include green space (Fiscal 2020)

- **Goal 2:** Provide Infrastructure for current and future needs
    - Develop and enforce building and site maintenance codes
        - Currently under review by Planning Division
    - Eliminate the informality in enforcement of regulations
        - Currently under review by Planning Division
        - Budget seed money to work to eliminate blight in the district (2020)
    - Develop a sidewalk restoration and maintenance program
        - Develop a Streetscape Master Plan for the district
    - Review a realign downtown streets for efficiency/eliminate dangerous intersections
        - Develop a Streetscape Master Plan for the district
    - Develop a parking and enforcement strategy
        - This project may be addressed at a later date
- **Goal 3:** Market the District
    - Build and develop an active marketing and branding program
        - In the current year this will be a partnership with the Crestview Main Street Association
    - Promote CRA district on website and all social media platforms
        - This is ongoing with the use of the City's Public Information Officers
    - Clearly identify "Historic Downtown Crestview" and direct visitors and locals to the district (new gateway signs)
        - Enhanced partnerships with the Historic Preservation Board
    - Develop "Gateways to Crestview"
        - Gateway signs construction in the 2019-2020 budget
    - Develop a cohesive "family" of wayfinding signs for the downtown/CRA District
    - Individual signage will be developed as areas of the district are completed
- **Goal 4:** Enhance Public and Private Partnerships
    - Re-emphasize and incentivize the Crestview Main Street Program
        - Currently have an agreement with Main Street which will be expanded in the 2019-2020 budget
    - Refocus the Historic Preservation Board
        - Working with Main Street and the Historic Board for revitalization of the Bush House on Wilson Street. This project will be continued to be funded in the 2019-2020 budget
        - Implement a Historic Building Identification plan in conjunction with the Historic Preservation Board (2019-2020)
    - Enhance the SR 85 Bridge
        - No action in the current year
        - Combine with Twin Hills Segue Project

- **Goal 5:** Enhance the Aesthetics of the District
    - Develop design guidelines for façades, signage, landscaping, access and parking
        - The design of design standards may be budgeted in a future year's budget. No action in the 2019-2020 budget
    - Develop area around new courthouse and add public amenities
        - Continued maintenance of memorial/gazebo
        - Upgrade as necessary
    - Eliminate informality of enforcement of regulations
        - In the 2019-2020-year policy changes will be made to increase Code Enforcement
        - A fund will be established to seed the removal of blight for properties that do not comply
- **Goal 6:** Expand Activity in the District
    - Promote Arts in the downtown and entire CRA District
        - Develop survey to determine citizen requests for the district
        - Art features on government property
        - Work with Main Street Association to expand events
        - Expand the capabilities of Twin Hills for vendor events (water/electric)
- **Goal 7:** Economic Development in the District
    - Amend Comprehensive Plan to mixed use for downtown district
        - Completed for downtown area. Plans are in place to expand to other areas of the CRA district
    - Develop a commercial incentive program to encourage new development, economic activities, and job creation
        - Completed in part by the grant programs in place. Review and amend grant program (2020) and research more incentives (year 2+)
- **Goal 8:** Connectivity
    - Develop an access road from Industrial Drive to Twin Hills Park
        - Construct pedestrian, bike, and vehicle segue to Twin Hills Park from downtown
    - Develop a bike path/pedestrian trail link between downtown and Twin Hills Park
        - Construct pedestrian, bike, and vehicle segue to Twin Hills Park from downtown
    - Connect Industrial Drive to Twin Hills Park with new entrance
        - Construct pedestrian, bike, and vehicle segue to Twin Hills Park from downtown

US Hwy 90 W
Main St N
State Hwy 85
S Main St
S Main St
0
0.1
0.2 Miles
Legend
Crestview City Limits
All Roads
Main Street
Railroads
CRA Districts
Original Redevelopment Area
Expansion Area 1
Expansion Area 2
Expansion Area 3
CITY OF CRESTVIEW COMMUNITY REDEVELOPMENT AREAS
Kimley»Horn
City of Crestview Community Redevelopment Area data obtained from the City of Crestview. August 21, 2023

# 4.0 Analysis of Need

## 4.1 Estimated Housing Need

In the Housing Element Data and Analysis, an analysis was conducted to estimate Crestview's future housing needs. This involved estimates and projections by the Shimberg Center for Housing Studies, based on the U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset, and population projections by the Bureau of Economic and Business Research, University of Florida. The Housing Element should be referenced for additional information on the affordability of housing units in Crestview and the background data of this information provided below.

Overall, Table 4.1.1 provides a summary of the projected housing need by tenure without representation of income levels or affordability from the Shimberg Center for Housing Studies. By 2050, Crestview will need approximately 7,633 owner-occupied housing units and approximately 5,949 renter-occupied housing units. This maintains a consistent ratio of owner-to-renter housing occupants through 2050.

### Table 4.1.1 Projections of Household Demographic Data by Tenure, 2025 – 2050

| | Owner | Percent | Renter | Percent |
|---|---|---|---|---|
| 2025 | 6,037 | 56.15% | 4,714 | 43.85% |
| 2030 | 6,485 | 56.44% | 5,006 | 43.56% |
| 2035 | 6,888 | 56.57% | 5,288 | 43.43% |
| 2040 | 7,184 | 56.48% | 5,535 | 43.52% |
| 2045 | 7,408 | 56.28% | 5,755 | 43.72% |
| 2050 | 7,633 | 56.20% | 5,949 | 43.80% |

*Source: Estimate and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida*

However, as discussed in the Housing Element Data and Analysis, a 5% vacancy rate is ideal for availability and affordability of housing units because it ensures that the market is fluid enough to accommodate the voluntary and involuntary movement of buyers and sellers. Crestview, as of 2021, had a vacancy rate of 8.70% according to the 2017-2021 American Community Survey 5-Year Estimates. To determine the number of future units necessary for an adequate vacancy rate, Table 4.1.2 shows the number of units necessary for occupied dwellings.

### Table 4.1.2 Total Dwelling Unit Need with a 5% Vacancy Rate, 2025-2050

| | Year | | | | | |
|---|---|---|---|---|---|---|
| | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
| Owner-Occupied Units with 5% Vacancy Rate | 6,339 | 6,809 | 7,232 | 7,543 | 7,778 | 8,015 |
| Renter-Occupied Units with 5% Vacancy Rate | 4,950 | 5,256 | 5,552 | 5,812 | 6,043 | 6,246 |
| Total Future Dwelling Units Needed with 5% Vacancy Rate | 11,289 | 12,066 | 12,785 | 13,355 | 13,821 | 14,261 |

*Source: Table 4.1.1*

## 4.2 Land Area Requirements for Future Housing Needs

Land requirements for future housing will be provided through the redevelopment of parcels, the development of currently vacant parcels, and future annexations. According to the dwelling unit projections provided in Table 4.1.2 for both owner-occupied units and renter-occupied units, Crestview will need approximately 1,711 additional owner-occupied units and 1,334 renter-occupied units by 2050 (Figure 4.2.1).

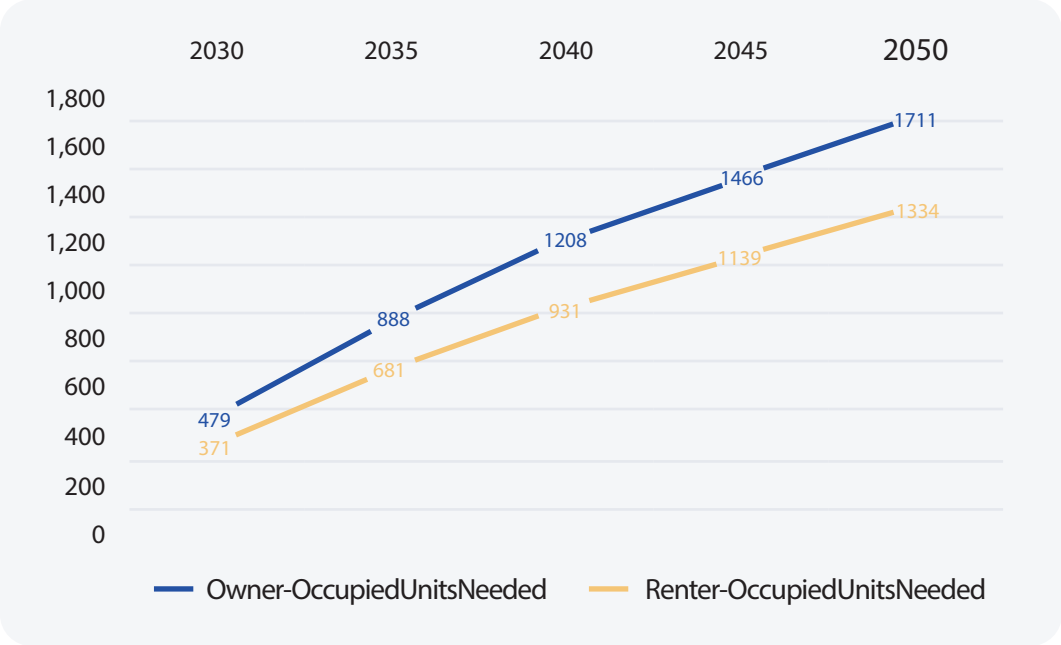



*Figure 4.2.1 Units Needed by Tenure, 2030 – 2050*

Assuming that owner-occupied units often are developed at a lower density than renter-occupied units, the land area required to accommodate these future housing needs can be calculated by using the maximum densities in the Residential Future Land Use Category for owner-occupied units and the Mixed-Use Future Land Use Category for the renter-occupied units.

In the Residential Future Land Use Category, at up to eight (8) units per gross acre, the City will need approximately 214 acres of new owner-occupied units to meet the projected demand in 2050 assuming a maximum build-out of that category (Figure 4.2.2). In the Mixed-Use Future Land Use Category, at up to 20 units per gross acre, the City will need approximately 67 acres of new renter-occupied units at a maximum build-out of that category. These lands can be acquired via annexation, redevelopment, or conversion of existing lands and structures.

An alternative to dependency on the annexation of lands is an increase of densities within the existing Future Land Use categories. In doing so, the City can reduce vehicle miles traveled, utility line expansion, carbon emissions, and other preferred methods of development to reduce impacts.

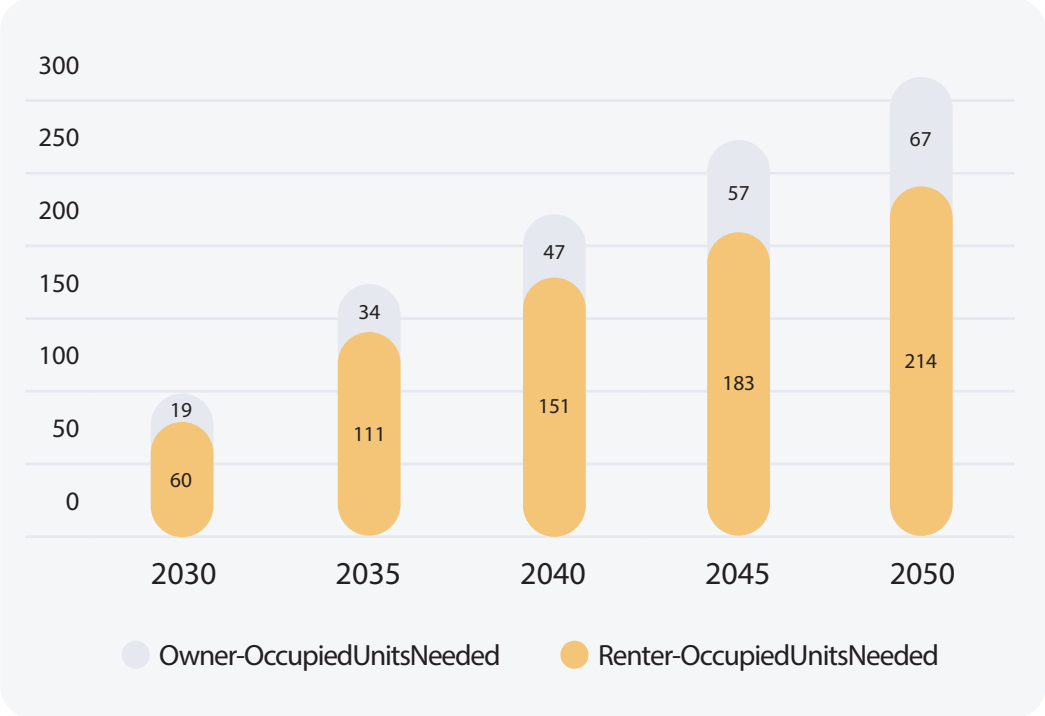



*Figure 4.2.2 Acres Needed by Tenure, 2030 – 2050*

Based on the total acreages by FLU category provided in Table 2.1.1, Crestview currently has 1,692.36 total acres of vacant land within the Residential FLU category. However, as shown in Table 4.2.1 below, 297.30 acres of vacant lands designated with the Residential FLU are within the National Wetlands Inventory (NWI) areas. With the remaining 1,395.06 acres at a density of eight dwelling units to the acre, this category has the maximum buildout potential for 11,160 units through the development of vacant lands not located within a wetland area. This is more than adequate available land to accommodate the projected population growth expected to occur by 2050.

Further emphasizing Crestview's sufficient available lands for needed residential development, the Mixed Use FLU category can currently accommodate 16,363 units at maximum buildout, the Commercial FLU in the Mixed Use Zone can accommodate 74 units at maximum buildout and the Commercial FLU in the C-1 Zone can accommodate 12,198 units at maximum buildout. With a total of 39,795 dwelling units at maximum buildout, the City of Crestview has approximately 13 times more vacant land with development potential than the projected housing demand requires.

Table 4.2.1 Acres Needed by Tenure, 2030 – 2050

| FLU Category | Total | Vacant Total | Vacant - Within NWI Areas | Vacant - Not Within NWI Areas | Density | Potential Units |
|---|---|---|---|---|---|---|
| Residential | 4,882.56 | 1,692.36 | 297.30 | 1,395.06 | 8 du/ac | 11,160 |
| Mixed Use | 1,685.37 | 1,141.38 | 323.25 | 818.13 | 20 du/ac | 16,363 |
| Commercial; Total | 2,448.63 | 1,526.90 | 407.69 | 1,119.21 | - | - |
| Commercial; MU Zone | 11.99 | 3.95 | 0.25 | 3.70 | 20 du/ac | 74 |
| Commercial; C-1 Zone | 912.66 | 617.58 | 129.68 | 487.90 | 25 du/ac | 12,198 |
| Commercial; C-2 Zone | 1,523.98 | 905.37 | 277.76 | 627.61 | 0 du/ac | 0 |
| Industrial | 50.44 | 41.06 | 0.00 | 41.06 | 0 du/ac | 0 |
| Public Lands | 1,027.31 | 32.84 | 25.22 | 7.62 | 0 du/ac | 0 |
| Conservation | 324.25 | 208.23 | 160.84 | 47.39 | 0 du/ac | 0 |
| | | | | | **Potential Units Total:** | **39,795** |

*Source: City of Crestview, FLU Acreage Table, Provided by Nicholas Schwendt on 07/18/2023*

## 4.3 Land Area Requirements for Future Commercial Needs

It is important to note that, although the Commercial FLU categories in various zones allows for high density residential uses, the City should maintain a desirable mix of commercial and residential uses. It is common for cities of this size and location to contain at least 15% non-residential uses to support the residential development. Currently, there are 2,448.63 total acres within the Commercial FLU, with 1,119.21 acres vacant outside of the NWI areas. Currently about 19% of lands within Crestview are designated to allow for commercial uses. This 19% also does allow for residential and developments with a mixture of uses.

# 5.0 Recommendations

The Future Land Use Element (FLUE) is the backbone of the Comprehensive Plan. It is the directive to the future growth and development of Crestview, including newly annexed areas. The strength of the FLUE can create amazing places and community character if properly structured.

As demonstrated in this analysis, Crestview has sufficient lands to accommodate the projected population growth through 2050. No recommendations are made to amend the categories of the Future Land Use Map, and in general other than the recommendations made above to include other planning document strategies, the recommendations to amend the FLUE are as follows.

## 5.1 Recommendations from Land Development Code (LDC) Policy Crosswalk

- Policy 7.A.1.2 requires the LDC to address several issues. Some of these have been addressed in policy and some need attention such as the compatibility of adjacent land uses and the provision of opens space. Include policies accordingly.

- Policy 7.A.1.2 requires the LDC to utilize existing water and sewer facilities. This is not reflected in regulation.
- Remove Policy 7.A.3.2 which generally directs the LDC to address accepted planning practices and principles and provide more specific strategies in the Plan.
- Policy 7.A.4.1 which directs the LDC to provide for the preservation of natural environmental functions is not reflected in the LDC.
- Policy 7.A.4.2 speaks to the regulation of extraction activities (mining). Evaluate whether this is a needed policy for Crestview, and if so address smaller type activities (e.g. borrow pits).
- Include a regulation(s) to address infill development. Policy 7.A.6.3 mentions infill as an allowable practice, and further implementation should be evaluated.
- Policy 7.A.6.6 requires the LDC to include parameters regarding annexations, particularly to avoid leap frog development. This policy should be amended, removed, or the LDC should be updated accordingly.
- Update Policy 7.A.8.1 and 7.A.8.2 with correct terminology.
- Policy 7.A.11.2 requires the LDC to include compatibility measures for the continued operations of Eglin Air Force Base (AFB). These measures should be included in the LDC.

## 5.2 Recommendations from the Evaluation and Appraisal Report

- Policy 7.A.6.5 includes reference to urban sprawl, and that "no zoning change or plan amendment shall be approved unless a finding is made that…(the request will)…not encourage urban sprawl." Consider a reference to the Florida Statutory determination analysis of urban sprawl.
- Include a policy to address the vesting of older lots.
- Address the requirement to encourage the location of future school sites in proximity to residential areas.
- Provide a definition and potential overarching policies to address the analysis of compatibly of non-like uses in close proximity to each other.
- The mixed-use category needs criteria to determine percentage of and distribution of types of uses within a particular development.
- Adopt the historic district boundary on the Future Land Use Map.

## 5.3 Other Recommendations

- Consider antiquated language throughout (e.g. mobile home parks in the Mixed Use category), and adjust to newer terminology as applicable.
- Consider moving the definitions to the Land Development Regulations so that an amendment to the Plan is not necessary to amend a definition.
- Evaluate ways to incorporate design guidelines for beautification efforts of public buildings, parks, and public spaces into the Land Development Regulations.
- Consider incorporating a policy around blight reduction after catastrophic weather events.
- Ensure that those policies in the Conservation Element relating to land development are aligned with the policies in the Future Land Use Element.
- Align those policies that regulate the use of on-site sewage treatment facilities (aka septic tanks) in the Infrastructure Element with the development of land.

Chapter 2

# HOUSING

# 1.0 Introduction

The purpose of this analysis is to provide data to the City as a basis for the development of strategies to meet identified or address projected deficits in the supply of housing through the update of the Housing Element Goals, Objectives and Policies.

The ultimate goal of a comprehensive plan Housing Element is to analyze the distribution and supply of various housing needs within the jurisdiction, to include housing types, affordability, and allowable densities. The Shimberg Center at the University of Florida and its Florida Housing Data Clearinghouse are the primary data sources for housing data. These organizations provide public access to factual information regarding housing needs and supply, subsidized rental housing, and household demographics in Florida communities. Sources utilized by the Florida Housing Data Clearinghouse include the U.S. Decennial Census of 2010 and 2010, the 2017-2021 American Community Survey (ACS) 5-Year Estimates, and the Bureau of Economic and Business Research (BEBR) at the University of Florida. As these various sources are utilized within this analysis, it is important to note that the most current data was used when possible, and therefore, some numbers may differ since the ACS is projected data.

## 1.1 Alignment with the Strategic Plan

Crestview values opportunity, as indicated in the foundational and experiential values portion of the Strategic Plan. Opportunity includes the availability of housing to meet the needs of City residents. A major factor of consideration when an industry looks to locate in particular community is workforce availability. With the encouragement of additional housing options, a diverse workforce is provided a variety of housing types and cost. Crestview should look to creatively encouraging a greater housing diversity, from smaller attached housing to larger lot single-family detached homes.

Additionally, opportunities identified in the formation of the Strategic Plan include “affordable housing developments”. The new policies introduced into the Housing Element will support these values and opportunities identified by the Council.

## 1.2 Alignment with the Local Housing Assistance Plan (LHAP)

The City of Crestview updated the LHAP in July of 2023. This Plan’s purpose is to “meet the housing needs of the very low, low and moderate-income households; to expand production of and preserve affordable housing, and; to further the Housing Element of the local government comprehensive plan specific to affordable housing.” The updated goals, objectives, and policies of this element should reflect those strategies, so that the documents work together in support of each other. Recommended policies for inclusion are listed in Section 3.3 following.

# 2.0 Existing Conditions

## 2.1 Historical Housing Data

Crestview's historical housing inventory is shown in Table 2.1.1. The decade with the greatest number of residential home permits issued in Crestview since after 1939 was 2000 to 2009 with 30.7% of the total. The decade prior to that, 1990 to 1999, records the second greatest number of residential home permits with 18.8% of the total. Approximately 47.1% of the housing structures permitted within the City have been permitted since 1990. Okaloosa County's housing stock is generally older than that of Crestview.

### Table 2.1.1 Crestview and Okaloosa Housing Construction by Decade

| Year Structure Built | Crestview | | Okaloosa | |
|---|---|---|---|---|
| | Number of Units | Percent of Total | Number of Units | Percent of Total |
| Total: | 13,137 | - | | 103,923 |
| Built 2020 or later[1] | 1,988[1] | 15.1% | 3,316[2] | 3.2% |
| Built 2010 to 2019 | 1,766 | 13.4% | 13,342 | 12.8% |
| Built 2000 to 2009 | 3,448 | 26.2% | 19,995 | 19.2% |
| Built 1990 to 1999 | 2,111 | 16.1% | 17,549 | 16.9% |
| Built 1980 to 1989 | 1,371 | 10.4% | 17,870 | 17.2% |
| Built 1970 to 1979 | 397 | 3.0% | 14,708 | 14.2% |
| Built 1960 to 1969 | 794 | 6.0% | 9,116 | 8.8% |
| Built 1950 to 1959 | 646 | 4.9% | 5,569 | 5.4% |
| Built 1940 to 1949 | 442 | 3.4% | 1,895 | 1.8% |
| Built 1939 or earlier | 174 | 1.3% | 563 | 0.5% |

*Sources: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates*
*[1] City of Crestview building permit data includes 895 single family and 1,093 multifamily units as sourced from the City of Crestview, as of October 2023.*
*[2] Okaloosa County building permit data includes 2,725 single family, 591 mobile home, and 0 multifamily units as sourced from Okaloosa County, as of November 7, 2023.*

According to the U.S. Census data, 174 homes were built within the city limits prior to 1939, which was 23 years after the City was incorporated (in 1916). The Census does not provide information as to whether these homes are still in existence or have since been otherwise removed or demolished.

The 2021 American Community Survey 5-Year Estimates projected that Crestview had a total of 11,216 housing units. Of these units, the majority (over 74%) were single detached residential units. The category with the second highest percentage of number of units is housing complexes with 20 or more units at 7.5% of Crestview's total housing units. These figures within this report are 2021 ACS estimates projected from the 2020 Census counts, similar to many data figures in this analysis. These numbers provide an indication of a need for additional multi-family and "missing middle" housing, which is generally defined as a provision of a variety of housing types including duplex to quadruplex housing through courtyard buildings with multi-family attached dwellings. The opportunity exists to promote these housing types through housing policy.

Table 2.1.2 Housing Units by Type of Structure 2017-2021 5-Year Estimate

| Unit Type | Number of Units | Percentage |
|---|---|---|
| 1 unit, detached | 8,332 | 74.29% |
| 1 unit, attached | 448 | 3.99% |
| 2 units | 367 | 3.27% |
| 3 or 4 units | 247 | 2.20% |
| 5 to 9 units | 432 | 3.85% |
| 10 to 19 units | 390 | 3.48% |
| 20 or more units | 846 | 7.54% |
| Mobile Home or Trailer | 154 | 1.37% |
| Total | 11,216 | - |

*Sources: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates*
*Note: 1 unit, attached is a dwelling that is separated from the adjacent unit by a ground-to- roof wall and does not share HVAC systems or plumbing.*

## 2.2 Manufactured Homes and Mobile Home Parks

The U.S. Census in 2021 estimates that the City of Crestview has approximately 154 mobile homes. For comparison, in 2011, this estimate was 178 mobile homes. This is a 13.5% decrease in the past decade of mobile home housing units.

The terms "mobile" home and "manufactured home" are often intertwined. The Florida Statutes §320.01(2)(a) defines a mobile home as:

> *"a structure, transportable in one or more sections, which is 8 body feet or more in width and which is built on an integral chassis and designed to be used as a dwelling when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein."*

A mobile home is required to have a sticker as described in §320.0815 (2), F.S. It can be taxed as real property under certain conditions.

The Florida Statutes §320.01(2)(b) also defines a "manufactured home" as:

> *"a mobile home fabricated on or after June 15, 1976, in an offsite manufacturing facility for installation or assembly at the building site, with each section bearing a seal certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standard Act."*

A manufactured home has insignia attached from the Department of Business and Professional Regulation to indicate compliance with the standards and rules established in Chapter 553, F.S., Building Construction Standards, and is taxed as real property.

Although there are three (3) manufactured housing parks licensed by the Florida Department of Business and Professional Regulation (DPBR) within the vicinity of Crestview, none are within the City limits. This license is different than the mobile home parks listed in Table 2.2.1.

Mobile homes, lodging and recreational vehicle parks, and recreational camps are licensed annually by the Department of Health through Florida's 67 County Health Departments, in accordance with Chapter 513, Florida Statutes and Chapter 64E-15, Florida Administrative Code. Table 2.2.1 below shows that there are three (3) active listings for mobile home parks and no registered recreational vehicle parks. In total, there are twenty one (21) mobile home spaces.

### Table 2.2.1 Crestview Mobile Home and RV Parks Licensed by the Florida Department of Health

| Company Name | Street Address | Program Sub Type | # Of Mobile Home Spaces | # Of RV Spaces |
|---|---|---|---|---|
| Brookmeade Mobile Home | 429 Brookmeade Drive | Mobile Home Park | 6 | 0 |
| Patriot Park | 864 E Chestnut Avenue | Mobile Home Park | 10 | 0 |
| Long Drive Mobile Home Park | 537 Long Drive | Mobile Home Park | 5 | 0 |
| **TOTAL** | | | **21** | **0** |

*Source: Florida Department of Health, Environmental Health, Mobile Home Parks, Mobile Home/RV Park Listing, 3.31.23*

## 2.3 Government Assisted Housing

According to Shimberg Florida Housing Data Clearinghouse, there are several properties within Crestview that receive funding from the following three funding sources. Please note that many properties receive funding from more than one agency, so properties and units may appear in more than one row. Also, "Assisted Units" refers to units with income and rent restrictions, whereas "HUD/RD Rental Assistance Units" refers to units subsidized through project-based rental assistance contracts with HUD or USDA Rural Development. Table 2.3.1 used in culmination with Table 2.3.2 provides a more accurate image of Crestview's assisted housing inventory. Crestview has 938 assisted housing units with 181 units with rental assistance subsidies. The average year built is 1988 for these units, and the average year of subsidy expiration is 2048.

### Table 2.3.1 Crestview Assisted Properties and Units by Funder, Summary

| Funder | Properties | Total Units | Assisted Units | HUD/RD Rental Assistance Units |
|---|---|---|---|---|
| Florida Housing Finance Corporation | 6 | 503 | 503 | 28 |
| USDA Rural Development | 6 | 194 | 194 | 181 |
| HUD Public Housing | 1 | 273 | 273 | 0 |
| **Total, All Funders** | **12** | **938** | **938** | **181** |

*Source: Compiled by the Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse*

## Table 2.3.2 Assisted Housing Inventory: Property List

| Development Name | Street Address | Total Units | Assisted Units | HUD/RD Rental Assistance Units | Target Population | Year built (property appraiser) | Overall year of subsidy expiration |
|---|---|---|---|---|---|---|---|
| Addison Place | 900 Addison Place | 160 | 160 | | Family | 2004 | 2056 |
| Arbours at Crestview | South of Patriot Lane and Aplin Road | 96 | 96 | | Family; Link | not avail. | |
| Bent Creek Apts | 209 Bent Creek Road | 36 | 36 | 35 | Family | 1985 | 2042 |
| Bent Creek II Apts | 209 Bent Creek Road | 24 | 24 | 20 | Family | 1985 | 2040 |
| Brentwood Apartment | 107 Brentwood Lane | 38 | 38 | 37 | Family | 1976 | 2043 |
| Brookmeade Villas | 104 Noble Circle | 32 | 32 | 28 | Elderly; Family | 1995 | 2046 |
| Crestview Apts II | 1450 Coremo Drive | 24 | 24 | 22 | Elderly | 1980 | 2039 |
| Crestview Group Home 1 | Corner of Hickory Avenue Lots 5&6 Block 37 | 6 | 6 | | Persons with Disabilities | not avail. | 2029 |
| Katie Manor | 639 Brookmeade Drive | 102 | 102 | | Elderly; Family; Link | 2008 | 2065 |
| King Village Neal Cobb Villa Ed Hill Man | 310 Virginia Ct Apt | 273 | 273 | | Elderly; Family | 1970 | |
| Lena Turner Village | 1450 Coremo Drive | 40 | 40 | 39 | Elderly | 1989 | 2042 |
| Princeton Grove | Aplin Road and Patriot Lane | 107 | 107 | | Elderly; Family; Link | not avail. | 2074 |

*Sources: Compiled by the Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse*
*Note: "Link" designation refers to units funded by Florida Housing and set aside for extremely low-income households with special needs (homeless, domestic violence survivors, persons with a disability, youth aging out of foster care).*

## 2.4 Historical Sales Data

The Shimberg Center publishes median home sales prices in its Florida Housing Data Clearinghouse for housing units based on the Florida Department of Revenue Sales Data Files. Table 2.4.1 represents data compiled by Shimberg and provides a summary of the Housing Sales and Supply as of the 2021 ACS Estimates.

### Table 2.4.1 Housing Sales and Supply Summary

| Characteristic | Single Family | Mobile Home | Multifamily Less than 10 Units | Multifamily 10 or More Units |
|---|---|---|---|---|
| TOTAL UNITS/PROPERTIES | 8,662 | 88 | 71 | 23 |
| Homesteads | 4,998 | 36 | 3 | - |
| Residential Units | - | - | 329 | 1,568 |
| Mean year built | 1994 | 1990 | 1975 | 1990 |
| Median year built | 1999 | 1987 | 1982 | 1990 |
| Mean size in square feet | 1,959 | 1,471 | 4,348 | 67,655 |
| Median size in square feet | 1,889 | 1,254 | 2,434 | 28,153 |
| Total square feet(mils) | 17 | - | - | 2 |
| Mean assessed value | $163,026 | $50,251 | $218,860 | $5,152,981 |
| Median assessed value | $150,952 | $44,020 | $119,301 | $1,051,914 |
| Mean just value | $203,235 | $54,826 | $219,388 | $5,152,981 |
| Median just value | $196,242 | $52,589 | $119,301 | $1,051,914 |
| Total assessed value($mils.) | 1,412 | 4 | 16 | 119 |
| Total just value($mils.) | 1,760 | 5 | 16 | 119 |
| 2022 Number of Sales | 635 | 2 | - | - |
| 2022 Mean Sales Price | $274,584 | $25,000 | - | - |
| 2022 Median Sales Price | $280,000 | $25,000 | - | - |

*Sources: Florida Department of Revenue, Name-Address-Legal File and Sales Data File*

Table 2.4.2, utilizing the same sources, depicts the mean sales price of the dwelling unit by type, from 1996 to 2022. These figures are shown as the sales price adjusted to the 2022 dollar for single family homes and mobile homes.

The information provided here provides the historical context of the types of homes that were being purchased. Crestview recorded the highest number of annual sales in 2021 with 1,072 total residential sales, where the mean sales price for a single family home was $275,258 and the mean sales price for a mobile home was $124,658. From the year prior (2020), this was an increase of 247 annual sales, an increase in mean sales price for single family units by 15%, and a decrease in mean sales price for mobile homes by 14%. The year 2006 had the highest mean price for a housing unit where the mean sales price for a single family home was $276,369, but 2020 has the highest mean price for a mobile home at $144,470.

It is important to note that outside factors including market availability, cost burden to the average purchaser, and geographical location of the units are not recognized within this data set.

### Table 2.4.2 Mean Sales Prices for Single Family Homes and Mobile Homes, 1996-2022

| | Single Family | | Mobile Home | |
|---|---|---|---|---|
| | Number of Sales | Mean Sales Price 2022 Dollars | Number of Sales | Mean Sales Price 2022 Dollars |
| 2022 | 635 | $274,584 | 2 | $25,000 |
| 2021 | 1,070 | $275,258 | 2 | $124,658 |
| 2020 | 823 | $240,304 | 2 | $144,470 |
| 2019 | 850 | $228,790 | 1 | $35,692 |
| 2018 | 616 | $216,516 | 1 | $14,069 |
| 2017 | 587 | $208,536 | 0 | - |
| 2016 | 439 | $202,825 | 1 | $40,480 |
| 2015 | 303 | $198,225 | 0 | - |
| 2014 | 272 | $197,323 | 0 | - |
| 2013 | 308 | $186,207 | 1 | $80,865 |
| 2012 | 253 | $193,714 | 0 | - |
| 2011 | 356 | $206,807 | 0 | - |
| 2010 | 304 | $215,729 | 1 | $141,733 |
| 2009 | 313 | $220,434 | 0 | - |
| 2008 | 296 | $235,079 | 1 | $95,718 |
| 2007 | 565 | $264,427 | 1 | $52,546 |
| 2006 | 1,008 | $276,369 | 0 | - |
| 2005 | 1,020 | $260,490 | 4 | $96,852 |
| 2004 | 692 | $202,541 | 1 | $27,897 |
| 2003 | 632 | $175,997 | 2 | $52,800 |
| 2002 | 510 | $164,524 | 3 | $61,040 |
| 2001 | 421 | $146,220 | 1 | $110,712 |
| 2000 | 337 | $144,131 | 1 | $41,031 |
| 1999 | 406 | $155,217 | 1 | $21,205 |
| 1998 | 482 | $157,732 | 0 | - |
| 1997 | 397 | $145,777 | 1 | $22,011 |
| 1996 | 360 | $138,658 | 0 | - |

*Source: Compiled by the Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse, as sourced from the Florida Department of Revenue, Sales Data Files*

Table 2.4.3 shows the historical Crestview sales figures from 1996 to 2022 in actual numbers (not adjusted for inflation). This table shows that during the real estate boom of the 2005/2006 years, Crestview experienced the same rise in home values as was the trend at the time. The year with the highest median sales price for a single family home was 2022 where the median home price was $280,000 and the median mobile home price was highest in 2020 where the median home price was $127,000.

### Table 2.4.3 Median Actual Sales Prices for Single Family Homes and Mobile Homes, 1996-2022

| | Housing Type | |
|---|---|---|
| | Single Family | Mobile Homes |
| 2022 | $280,000 | $25,000 |
| 2021 | $250,000 | $114,750 |
| 2020 | $218,500 | $127,000 |
| 2019 | $199,950 | $31,000 |
| 2018 | $184,955 | $12,000 |
| 2017 | $173,000 | - |
| 2016 | $163,500 | $33,000 |
| 2015 | $156,000 | - |
| 2014 | $153,000 | - |
| 2013 | $145,500 | $64,000 |
| 2012 | $149,900 | - |
| 2011 | $151,950 | - |
| 2010 | $159,250 | $105,000 |
| 2009 | $165,000 | - |
| 2008 | $170,250 | $70,000 |
| 2007 | $176,900 | $37,000 |
| 2006 | $185,000 | - |
| 2005 | $161,200 | $58,500 |
| 2004 | $125,000 | $17,900 |
| 2003 | $110,900 | $33,000 |
| 2002 | $101,250 | $35,900 |
| 2001 | $88,500 | $66,600 |
| 2000 | $85,000 | $24,000 |
| 1999 | $88,800 | $12,000 |
| 1998 | $89,900 | - |
| 1997 | $82,750 | $12,000 |
| 1996 | $76,250 | - |

*Source: Compiled by the Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse, as sourced from the Florida Department of Revenue, Sales Data Files*

## 2.5 Existing Housing Characteristics

Of the estimated 11,216 total housing units in Crestview in 2021, 10,245 were occupied housing units and 971 were vacant. This indicates an 8.7% vacancy rate. Vacancy rates at five (5) percent or lower indicate a housing shortage, and typically cause a higher cost of housing.

Of the occupied housing units, 57% were owner-occupied and 43% were renter-occupied. Considering local conditions, this can partially be attributed to the military population which due to their transient nature are more prone to rent housing than purchase. Over the last decade, there has been an increase in the number of occupied households in Crestview of almost 41%. Of these vacant units, 38% were classified as "Other Vacant Units." This Census clarifies that "a housing unit is classified as 'other vacant' when it does not fit into any other year-round vacant category. Common reasons a housing unit is labeled "other vacant" is that no one lives in the unit and the owner:

- Is making repairs or renovation.
- Does not want to rent or sell.
- Is using the unit for storage.
- Is elderly and living in a nursing home or with family members.

Additional reasons are that the unit is being held for settlement of an estate or that the unit is being foreclosed. While foreclosed properties may be classified as 'other vacant,' they may also appear in any of the vacant or occupied categories."

### Table 2.5.1 Vacancy and Occupancy Status, 2017-2021 5-Year Estimates

| | 2011 | 2021 | Percent Change |
|---|---|---|---|
| Total Housing Units | 8,810 | 11,216 | 27.31% |
| Permanent Occupied Units | 7,269 | 10,245 | 40.94% |
| Owner | 4,612 | 5,873 | 27.34% |
| Renter | 2,657 | 4,372 | 64.55% |
| Total Vacant Units | 1,541 | 971 | **-36.99%** |
| Vacant Units for Rent | 596 | 455 | **-23.66%** |
| Vacant Units for Sale | 193 | 40 | **-79.27%** |
| Vacant Units Rented or Sold, Not Occupied | 50 | 107 | 114.00% |
| Other Vacant Units | 702 | 369 | **-47.44%** |
| Total Housing Vacancy Rate | 17.49% | 8.70% | **-50.26%** |

*Source: U.S. Census Bureau, 2011 - 2021 American Community Survey 5-Year Estimates, DP04 Selected Housing Characteristics*
*Notes: Vacant units rented or sold consists of year-round vacant units which have been rented or sold but the new renters or owners have not moved in as of the day of interview.*

## 2.6 Existing Home Costs

According to Shimberg and the Florida Department of Revenue, the average single-family home just value was $203,235 in 2022, compared to the statewide just value of $288,186. “Just value” is defined by the Florida Administrative Code (12D-1.002) as “the price at which a property, if offered for sale in the open market, with a reasonable time for the seller to find a purchaser, would transfer for the cash or its equivalent, under prevailing market conditions between parties who have knowledge of the uses to which the property may be put, both seeking to maximize their gains and neither being in a position to take advantage of the exigencies of the other.”

Mobile homes had a mean just value of $54,826; multi-family developments with less than 10 units had a just value of $219,388, and multifamily developments with 10 or more units had a mean just value of $5,152,981.

Of the total owner-occupied units in Crestview, 29% or 1,724 units are valued between $200,000 to $299,999. The value category with the second highest number of units is $100,000 to $149,999. The median owner-occupied value in Crestview is $180,800 in 2021.

### Table 2.6.1: Crestview Value of Owner-Occupied Units, 2021

| | Units | Percentage |
|---|---|---|
| Total Owner-occupied units | 5,873 | - |
| Less than $50,000 | 327 | 5.57% |
| $50,000 to $99,999 | 402 | 6.84% |
| $100,000 to $149,999 | 1,449 | 24.67% |
| $150,000 to $199,999 | 1,049 | 17.86% |
| $200,000 to $299,999 | 1,724 | 29.35% |
| $300,000 to $499,999 | 801 | 13.64% |
| $500,000 to $999,999 | 74 | 1.26% |
| $1,000,000 or more | 47 | 0.80% |
| *Median (dollars)* | *$180,800* | |

*Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, DP04 Selected Housing Characteristics*

## 2.7 Rental Units

The information in Table 2.7.1 below indicates the fair market rent (FY 2023) for the renter-occupied housing units in the Crestview-Fort Walton Beach-Destin, Florida Metro Area as set by the U.S. Housing and Urban Development (HUD). The fair market rent charged should be between $1,211 for an efficiency and $2,557 for a four-bedroom home. HUD establishes these standards in hopes of reducing overpayment of rent by permanent occupants.

### Table 2.7.1 Overview of Housing Value and Cost Characteristics

| Total Housing Units[1] | 11,216 |
|---|---|
| % Housing Units Occupied[1] | 91.34% |
| Home-Ownership Occupancy Rate[1] | 57.33% |
| Mean SF Home Just Value[2] | $203,235 |
| HUD Fair Market Rent by # Bedrooms[3] | |
| Efficiency | $1,211 |
| 1 Bedrooms | $1,319 |
| 2 Bedrooms | $1,526 |
| 3 Bedrooms | $2,064 |
| 4 Bedrooms | $2,557 |

*Sources:*
*[1] U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates*
*[2] Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse, Florida Department of Revenue, Name-Address-Legal File and Sales Data File*
*[3] U.S. Housing and Urban Development (2024 Fair Market Rents for Crestview-Fort Walton Beach-Destin, FL HUD Metro Area) https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2024_code/2024summary.odn*
*NOTE: SF = single family*

The median gross rent in Crestview is $1,100 as reported by the 2017 - 2021 American Community Survey 5-Year Estimates, which is 15% lower than the state median gross rent of $1,301. However, the state median also includes high housing cost areas such as Miami. Gross rent as a percentage of household income is reported in Table 2.7.2. The largest percentage of income paid is in the over 50% range or approximately 38% of all those who pay rent. This is considered unaffordable by the Florida statutory definition.

By definition of Section 420.9071, F.S., if an individual or family unit is paying more than 30% of the household income in gross rent, or monthly mortgage payments in combination with taxes and insurance, the individual or family is considered to face an affordability challenge with housing and the cost burden may strain the household financially. Table 2.7.2 below shows that 53.47% percent of those renting in Crestview pay more than 30% of their household income for gross rent.

To note: gross rent is defined by the Census as “the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else).”

### Table 2.7.2: Crestview Gross Rent as a Percentage of Household Income (GRAPI), 2021

| Gross Rent as a Percentage of Household Income | Number of Households | Percent of Total |
|---|---|---|
| Total Paying Rent | 4,178 | - |
| Less than 15.0 percent | 451 | 10.79% |
| 15.0 to 19.9 percent | 581 | 13.91% |
| 20.0 to 24.9 percent | 335 | 8.02% |
| 25.0 to 29.9 percent | 577 | 13.81% |
| 30.0 to 49.9 percent | 628 | 15.03% |
| 50.0 percent or more | 1606 | 38.44% |
| Not computed | 194 | 4.64% |

*Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, DP04 Selected Housing Characteristics*

### Table 2.7.3: Occupied Units Paying Rent, Gross Amounts, 2021

| Gross Rent Amount | Occupied Units | Percent of Total |
|---|---|---|
| Occupied Units Paying Rent | 4178 | - |
| Less than $500 | 260 | 6.22% |
| $500 to $999 | 1334 | 31.93% |
| $1,000 to $1,499 | 1705 | 40.81% |
| $1,500 to $1,999 | 812 | 19.44% |
| $2,000 to $2,499 | 67 | 1.60% |
| $2,500 to $2,999 | 0 | 0.00% |
| $3,000 or more | 0 | 0.00% |
| Median (dollars) | $1,100 | - |
| No rent paid | 194 | - |

*Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, DP04 Selected Housing Characteristics*

Of those permanently occupied dwelling units paying rent rather than a mortgage, the largest number of households are paying in the $1,000 and $1,499 range, or approximately 40.81% of the total households paying rent.

Of the 4,178 occupied units paying rent, 6% of all households had rents below $500. The data in Table 2.7.4 shows the household income projections in relation to the cost burden of a home. Gross rent or gross mortgage amounts are used to determine the cost burden.

Table 2.7.4 Crestview Household Income Projections in Relation to Cost of Home, 2020 – 2040

| Cost of Home in Relation to Household Income | Year | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2010 | 2020 | 2021 | 2022 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
| less than or equal to 30% of AMI | 1,023 | 1,343 | 1,353 | 1,363 | 1,447 | 1,543 | 1,634 | 1,706 | 1,770 | 1,828 |
| greater than 30% but less than or equal to 50% of AMI | 1,089 | 1,430 | 1,438 | 1,448 | 1,540 | 1,640 | 1,736 | 1,816 | 1,882 | 1,943 |
| greater than 50% but less than or equal to 80% of AMI | 1,596 | 2,098 | 2,115 | 2,128 | 2,262 | 2,414 | 2,556 | 2,672 | 2,768 | 2,857 |
| greater than 80% but less than or equal to 100% of AMI | 642 | 843 | 851 | 857 | 910 | 973 | 1,029 | 1,075 | 1,115 | 1,150 |
| greater than 100% of AMI | 3,219 | 4,246 | 4,292 | 4,320 | 4,592 | 4,921 | 5,221 | 5,450 | 5,628 | 5,804 |

*Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic Business Research, University of Florida.*
*Note: AMI = Average Median Income*

## 2.8 Housing Value

Table 2.8.1 below shows the 2021 estimated number of owner-occupied housing units by value. This table does not differentiate among housing types and therefore includes manufactured homes and site-built homes. The largest percentage of owner-occupied housing units is grouped between $200,000 and $299,999 in value within Crestview.

Table 2.8.1 Crestview Value of Owner-Occupied Housing Units

| Value | Crestview | |
|---|---|---|
| | Number of Units | Percentage |
| Less than $50,000 | 327 | 5.57% |
| $50,000 - $99,999 | 402 | 6.84% |
| $100,000 - $149,999 | 1,449 | 24.67% |
| $150,000 - $199,999 | 1,049 | 17.86% |
| $200,000 - $299,999 | 1,724 | 29.35% |
| $300,000 - $499-999 | 801 | 13.64% |
| $500,000 - $999,999 | 74 | 1.26% |
| $1,000,000 or greater | 47 | 0.80% |
| TOTAL | 5,873 | 100% |

*Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates*

## 2.9 Affordability

The categories of affordability of housing is outlined in Florida Statutes (§420.0004), and defines affordable as "monthly rents or monthly mortgage payments including taxes, insurance, and utilities that do not exceed thirty (30) percent of that amount which represents the percentage of the median adjusted gross annual income for the household," and is categorized by "extremely-low", "low-income," "moderate-income", and "very-low income" persons. This is also referred to as gross rent or gross mortgage costs.

**Extremely-low-income** persons are those whose total annual household income does not exceed 30% of the median annual adjusted gross income for households within the state.

**Very-low-income persons** are those whose total annual adjusted gross household income does not exceed 50% of the median annual adjusted gross income for households within the state, or 50% of the median annual adjusted gross income for households within the MSA or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

**Low-income persons** are those whose total annual adjusted gross household income does not exceed 80% of the median annual adjusted gross income for households within the state, or 80% of the median annual adjusted gross income for households within the MSA or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

**Moderate-income persons** are those whose total annual adjusted gross household income is less than 120% of the median annual adjusted gross income for households within the state, or 120% of the median annual adjusted gross income for households within the MSA or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

Within Crestview, 5,873 units are owner-occupied. Of this total, 4,205 have a mortgage and 1,668 do not have a mortgage. Compared to the entire State of Florida where approximately 57% of owner-occupied units have a mortgage, Crestview has almost 72% of owner-occupied units with a mortgage.

### Table 2.9.1: Mortgage Status for Owner-Occupied Units, 2021

| | Units | Percentage |
|---|---|---|
| Total owner-occupied units | 5,873 | - |
| Housing units with a mortgage | 4,205 | 71.60% |
| Housing units without a mortgage | 1,668 | 28.40% |

*Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, DP04 Selected Housing Characteristics*

For owner-occupied units, both with and without a mortgage, over 40% of units are less than 20% of the monthly owner costs as a percentage of the household's income. According to the U.S. Census, households are considered cost-burdened when they spend more than 30% of their income on their housing needs. Utilizing these definitions, Crestview has approximately 33% of housing units with a mortgage cost-burdened and almost 24.76% cost-burdened without a mortgage.

## Table 2.9.2: Monthly Owner Costs as a Percentage of Household Income (SMOCAPI), 2021 Table

| Housing units with a mortgage (excluding units where SMOCAPI cannot be computed) | 4,169 | |
|---|---|---|
| Less than 20.0 percent | 1,883 | 45.17% |
| 20.0 to 24.9 percent | 513 | 12.31% |
| 25.0 to 29.9 percent | 392 | 9.40% |
| 30.0 to 34.9 percent | 337 | 8.08% |
| 35.0 percent or more | 1,044 | 25.04% |
| Not computed | 36 | - |
| **Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)** | **1,652** | **-** |
| Less than 10.0 percent | 1,068 | 64.65% |
| 10.0 to 14.9 percent | 52 | 3.15% |
| 15.0 to 19.9 percent | 38 | 2.30% |
| 20.0 to 24.9 percent | 71 | 4.30% |
| 25.0 to 29.9 percent | 14 | 0.85% |
| 30.0 to 34.9 percent | 271 | 16.40% |
| 35.0 percent or more | 138 | 8.35% |
| Not computed | 16 | - |

*Source: U.S. Census Bureau, 2021 American Community Survey 5-Year Estimates, DP04 Selected Housing Characteristics*

## 2.9.3: Owner-Occupied Households, Cost Burden by Income, 2021 Estimate (Summary)

| Household Income | Housing Cost Burden | | |
|---|---|---|---|
| | 30% or less | 30.1-50% | More than 50% |
| 30% AMI or less | 380 | 359 | 614 |
| 30.01-50% AMI | 308 | 930 | 200 |
| 50.01-80% AMI | 1,183 | 898 | 34 |
| 80.01-100% AMI | 753 | 98 | - |
| Greater than 100% AMI | 4,211 | 47 | 34 |

*Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida*

## 2.10 Inventory of Interior Conditions, Substandard Housing

The American Community Survey estimates, compiled by the Shimberg Center for Housing Studies, is utilized to determine substandard housing conditions. As defined by the U.S. Census, the American Community Survey measures the following criteria: overcrowding, the presence of fuel, the completeness of kitchen facilities, and the completeness of plumbing facilities.

The American Community Survey states "data about the number of occupants per room is used to measure the extent of overcrowding among our nation's households. A housing unit is often considered overcrowded if it has more than one person per number of rooms in the dwelling." As of the 2021 estimate, Crestview has 204 units considered overcrowded with 1.01 or more persons per room. This accounts for 2% of all occupied units in Crestview.

The presence of fuel used as a substandard indicator describes the use of heating fuel, which may include electricity. The American Community Survey uses this as a basic indicator of the adequacy of the housing stock. There are no recorded occupied housing units that do not have fuel for heating the home. This means that estimates show all housing units in Crestview have either utility gas, bottled LP gas, and/or electricity.

As defined by the American Community Survey, complete kitchens are those with essential fixtures including a sink with piped water, a range, and a refrigerator. This data is used by the Housing and Urban Development (HUD) in the development of Fair Market Rents as shown elsewhere in this analysis. Crestview has approximately 340 units, or 3% of all occupied units, lacking complete kitchen facilities.

Complete plumbing facilities are those with both hot and cold running water, a flush toilet, and a bathtub or shower. If a residence does not have all of these facilities, then it is considered "lacking complete plumbing facilities." Again, this data is used by HUD in the development of Fair Market Rents. There are approximately 218 units, or 1.9% of all occupied units, without complete plumbing facilities within Crestview.

It is important to note that one structure may be classified by both facilities, and therefore a sum of both types of substandard housing cannot be calculated from the data provided above.

Crestview is eligible to provide assistance to owner-occupied homes for rehabilitation through the State Housing Initiatives Program (SHIP). This program is designed to financially assist homeowners with improvements to increase safety and well-being.

## 2.11 Housing Forecast

In order to determine future housing needs, population projections are used to understand the growth expected within Crestview. Table 2.11.1 below provides population projections created by the University of Florida, the Bureau of Economic and Business Research, and Florida Population Studies for local governments data needs.

The projections show an increase in population in Crestview through the year 2050. Between 2021 and 2050, it is estimated the City will grow by approximately 16,014, or by almost 35.2% of current residents.

## Table 2.11.1: Crestview Population Estimates and Projections, 2010-2050

| Year | Crestview Population |
|---|---|
| 2010 | 20,978 |
| 2020 | 27,134 |
| 2021 | 27,366 |
| 2025 | 29,372 |
| 2030 | 31,401 |
| 2035 | 33,061 |
| 2040 | 34,545 |
| 2045 | 35,830 |
| 2050 | 36,992 |

*Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida*

## Table 2.11.2 Crestview Population Estimates and Projections by Age 2010 - 2050

| Age | Projected Population | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Year | | | | | | | | |
| | 2010 | 2020 | 2021 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
| 0-4 | 1,915 | 2,149 | 2,343 | 2,547 | 2,641 | 2,748 | 2,854 | 2,993 | 3,100 |
| 5-9 | 1,647 | 2,198 | 2,123 | 2,437 | 2,672 | 2,751 | 2,838 | 2,906 | 3,026 |
| 10-14 | 1,425 | 1,982 | 1,954 | 1,904 | 2,121 | 2,286 | 2,325 | 2,393 | 2,460 |
| 15-19 | 1,452 | 1,556 | 1,639 | 1,856 | 1,819 | 2,103 | 2,276 | 2,325 | 2,379 |
| 20-24 | 1,563 | 2,033 | 1,984 | 2,193 | 2,540 | 2,357 | 2,569 | 2,760 | 2,796 |
| 25-29 | 1,838 | 2,582 | 2,376 | 2,289 | 2,456 | 2,808 | 2,674 | 3,045 | 3,264 |
| 30-34 | 1,761 | 2,487 | 2,454 | 2,543 | 2,617 | 2,889 | 3,281 | 3,012 | 3,263 |
| 35-39 | 1,387 | 2,009 | 2,106 | 2,356 | 2,406 | 2,229 | 2,341 | 2,636 | 2,494 |
| 40-44 | 1,389 | 1,553 | 1,575 | 1,844 | 1,866 | 1,907 | 1,935 | 2,104 | 2,350 |
| 45-49 | 1,592 | 1,287 | 1,295 | 1,395 | 1,689 | 1,893 | 1,907 | 1,746 | 1,802 |
| 50-54 | 1,325 | 1,363 | 1,330 | 1,249 | 1,333 | 1,581 | 1,571 | 1,599 | 1,612 |
| 55-59 | 969 | 1,570 | 1,533 | 1,264 | 1,178 | 1,252 | 1,488 | 1,656 | 1,662 |
| 60-64 | 792 | 1,309 | 1,368 | 1,521 | 1,254 | 1,128 | 1,173 | 1,375 | 1,355 |
| 65-69 | 584 | 1,069 | 1,136 | 1,435 | 1,634 | 1,261 | 1,156 | 1,208 | 1,424 |
| 70-74 | 439 | 804 | 819 | 949 | 1,240 | 1,382 | 1,121 | 998 | 1,023 |
| 75+ | 900 | 1,183 | 1,331 | 1,590 | 1,935 | 2,486 | 3,036 | 3,074 | 2,982 |
| Total | 20,978 | 27,134 | 27,366 | 29,372 | 31,401 | 33,061 | 34,545 | 35,830 | 36,992 |

*Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida*
*Notes: Counts refer to estimated or projected number of persons.*

## 2.12 Analysis of Affordability

### 2.12.1 Monthly Cost Burden of Occupied Housing Units

Table 2.12.1 below projects the cost burden based upon household income for owners and renters (tenure) within Crestview from 2025-2050. Housing tenure is sometimes used in research as a proxy for income or wealth and can be an indicator of neighborhood stability as owner-occupied units are generally occupied by less transient persons. The Area Median Income (AMI) is used in the calculations below. The median household income in Crestview was estimated to be $55,688 in the 2017-2021 American Community Survey, 5-Year Estimates, with 12.5% of the population below the poverty level. In 2010, the median income was $47,306 and in 2000, the median income was $33,122 (Source: American Community Survey, 5-Year Estimates and 2000 Decennial Census).

Table 2.12.1 Projections of Households by Tenure, Household Income and Cost Burden, 2025-2050

| | Household Income, Owner - 2025 | | | Household Income, Renter - 2025 | | |
|---|---|---|---|---|---|---|
| ≤ 30% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 152 | 108 | 209 | 255 | 276 | 447 |
| > 30% but ≤ 50% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 246 | 202 | 22 | 85 | 793 | 192 |
| > 50% but ≤ 80% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 643 | 332 | 36 | 623 | 628 | - |
| > 80% but ≤ 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 426 | 14 | - | 379 | 91 | - |
| > 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 3,560 | 51 | 36 | 945 | - | - |
| | Household Income, Owner - 2030 | | | Household Income, Renter - 2030 | | |
| ≤ 30% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 163 | 116 | 225 | 271 | 293 | 475 |
| > 30% but ≤ 50% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 264 | 217 | 23 | 90 | 842 | 204 |
| > 50% but ≤ 80% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 690 | 357 | 39 | 661 | 667 | - |
| > 80% but ≤ 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 458 | 16 | - | 403 | 96 | - |
| > 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 3,824 | 54 | 39 | 1,004 | - | - |

| | Household Income, Owner - 2035 | | | Household Income, Renter - 2035 | | |
|---|---|---|---|---|---|---|
| ≤ 30% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 173 | 124 | 239 | 286 | 310 | 502 |
| > 30% but ≤ 50% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 280 | 231 | 25 | 95 | 889 | 216 |
| > 50% but ≤ 80% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 733 | 379 | 41 | 698 | 705 | - |
| > 80% but ≤ 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 486 | 16 | - | 425 | 102 | - |
| > 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 4,062 | 58 | 41 | 1,060 | - | - |
| | Household Income, Owner - 2040 | | | Household Income, Renter - 2040 | | |
| ≤ 30% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 180 | 129 | 249 | 299 | 324 | 525 |
| > 30% but ≤ 50% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 292 | 241 | 26 | 100 | 931 | 226 |
| > 50% but ≤ 80% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 765 | 395 | 43 | 731 | 738 | - |
| > 80% but ≤ 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 507 | 17 | - | 445 | 106 | - |
| > 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 4,237 | 60 | 43 | 1,110 | - | - |

| | Household Income, Owner - 2045 | | | Household Income, Renter - 2045 | | |
|---|---|---|---|---|---|---|
| ≤ 30% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 186 | 133 | 257 | 311 | 337 | 546 |
| > 30% but ≤ 50% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 301 | 248 | 27 | 104 | 967 | 235 |
| > 50% but ≤ 80% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 789 | 408 | 44 | 760 | 767 | - |
| > 80% but ≤ 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 523 | 18 | - | 463 | 111 | - |
| > 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 4,368 | 62 | 44 | 1,154 | - | - |
| | Household Income, Owner - 2050 | | | Household Income, Renter - 2050 | | |
| ≤ 30% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 192 | 137 | 265 | 321 | 349 | 564 |
| > 30% but ≤ 50% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 310 | 256 | 27 | 107 | 1,000 | 243 |
| > 50% but ≤ 80% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 812 | 420 | 46 | 786 | 793 | - |
| > 80% but ≤ 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 539 | 18 | - | 479 | 114 | - |
| > 100% of AMI | ≤ 30% | 30.01-50% | 50.01+% | ≤ 30% | 30.01-50% | 50.01+% |
| | 4,501 | 64 | 46 | 1,193 | - | - |

*Sources: Estimates and projections by Shimberg Center for Housing Studies, based on U.S. Department of Housing Development, Comprehensive Housing Affordability Strategy (CHAS) dataset and population projections by the Bureau of Economic and Business Research, University of Florida*

The U.S Department of Housing and Urban Development documents income limits based upon area median income. The 2023 figures for the Crestview-Fort Walton Beach-Destin, Florida HUD Metro FMR Area are listed in Table 2.12.2 below.

### Table 2.12.2 Income Limits by Category

| FY 2023 Income Limit Area | Median Family Income | FY 2023 Income Limit Category | Persons in Family | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | 1 | 2 | 3 | 4 | 5 | 6 |
| Crestview-Fort Walton Beach-Destin, FL HUD Metro FMR Area | $98,600 | Very Low (50%) Income Limits ($) | 32,600 | 37,250 | 41,900 | 46,550 | 50,300 | 54,000 |
| | | Extremely Low Income Limits ($) | 19,600 | 22,400 | 25,200 | 30,000 | 35,140 | 40,280 |
| | | Low (80%) Income Limits ($) | 52,150 | 59,600 | 67,050 | 74,450 | 80,450 | 86,400 |

*Source: Housing and Urban Development, Economic and Market Analysis Division*
*Notes: The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.*

## 2.13 Estimated Housing Need

Based upon the family median income amount of $98,600 for Crestview-Fort Walton Beach-Destin, FL HUD Metro FMR Area and the cumulative data provided in Table 2.12.2 above, Table 2.13.1 shows the projected number of available lower-income rental and owner-occupied units in the Crestview area to 2050. These figures are based upon the definition of “affordability” as discussed earlier in this report, or where gross housing costs are projected to be over 30% of the household income. Therefore, those figures reported as “≤ 30%” of the cost burden of the household were not included in the table.

### Table 2.13.1 Total Projection of Need for Lower-Income Housing Units, 2025 – 2050

| Year | Tenure | Income by Percentage of Average Median Income | | | |
|---|---|---|---|---|---|
| | | 30-50% of AMI = $29,580 - $49,300 | 50-80% of AMI = $49,301-$78,880 | 80-100% of AMI = $78,881-$98,600 | 100% + of AMI = $98,601 + |
| 2025 | Owner-Occupied Units | 224 | 368 | 14 | 87 |
| | Renter-Occupied Units | 985 | 628 | 91 | - |
| 2030 | Owner-Occupied Units | 240 | 396 | 16 | 93 |
| | Renter-Occupied Units | 1,046 | 667 | 96 | - |
| 2035 | Owner-Occupied Units | 256 | 420 | 16 | 99 |
| | Renter-Occupied Units | 1,105 | 705 | 102 | -- |
| 2040 | Owner-Occupied Units | 267 | 438 | 17 | 103 |
| | Renter-Occupied Units | 1,157 | 738 | 106 | - |
| 2045 | Owner-Occupied Units | 275 | 452 | 18 | 106 |
| | Renter-Occupied Units | 1,202 | 767 | 111 | - |
| 2050 | Owner-Occupied Units | 283 | 466 | 18 | 110 |
| | Renter-Occupied Units | 1,243 | 793 | 114 | - |

*Source: Tables 3.20 and 3.21*

Overall need for housing without representation of income level need is shown below. The Shimberg Center for Housing Studies compiles household projections for local government analysis. The projections for occupied housing units in Crestview are as follows, and are indicative of current conditions.

### Table 2.13.2 Projections of Household Demographic Data by Tenure, 2025 – 2050

| | Owner | Percent | Renter | Percent |
|---|---|---|---|---|
| 2025 | 6,037 | 56.15% | 4,714 | 43.85% |
| 2030 | 6,485 | 56.44% | 5,006 | 43.56% |
| 2035 | 6,888 | 56.57% | 5,288 | 43.43% |
| 2040 | 7,184 | 56.48% | 5,535 | 43.52% |
| 2045 | 7,408 | 56.28% | 5,755 | 43.72% |
| 2050 | 7,633 | 56.20% | 5,949 | 43.80% |

*Source: Estimate and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida*

## 2.14 Vacancy Rate

In order to maintain the satisfactory movement of buyers and sellers, a vacancy rate greater than 5% is ideal for housing availability and affordability. As noted earlier in this report, Crestview currently has an 8.7% vacancy rate. To determine the number of future units necessary for an adequate vacancy rate, Table 2.14.1 and Figure 2.14.2 show the number of units necessary for occupied dwellings.

### Table 2.14.1 Total Dwelling Unit Need with a 5% Vacancy Rate,

| | Year | | | | | |
|---|---|---|---|---|---|---|
| | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
| Owner-Occupied Units with 5% Vacancy Rate | 6,339 | 6,809 | 7,232 | 7,543 | 7,778 | 8,015 |
| Renter-Occupied Units with 5% Vacancy Rate | 4,950 | 5,256 | 5,552 | 5,812 | 6,043 | 6,246 |
| Total Future Dwelling Units Needed with 5% Vacancy Rate | 11,289 | 12,066 | 12,785 | 13,355 | 13,821 | 14,261 |

*Source: Table 2.13.2*

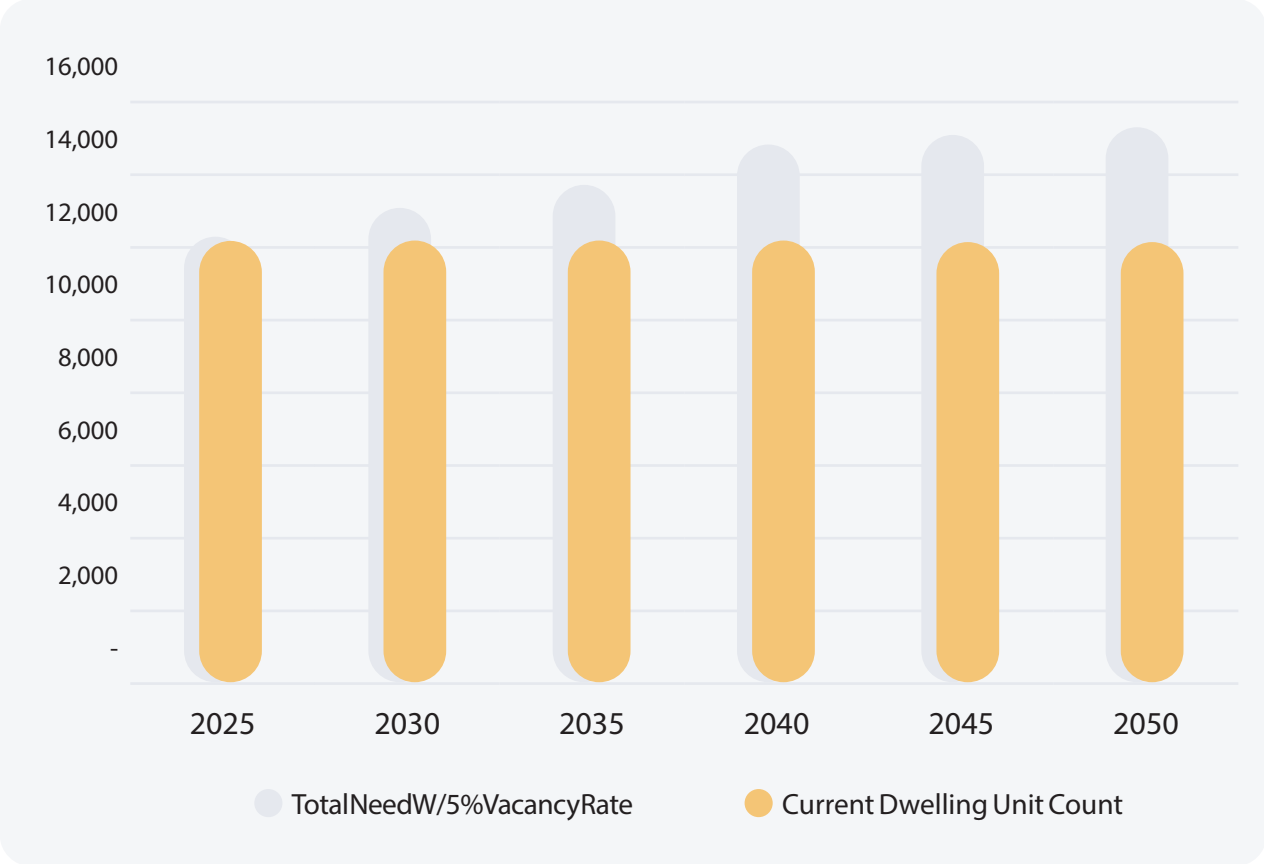



*Figure 2.14.2 Total Dwelling Unit Need with a 5% Vacancy Rate, 2025 – 2050*

## 2.15 Land Area Requirements for Future Housing Needs

Land requirements for future housing will be provided through the redevelopment of parcels, the development of currently vacant parcels, and future annexations. According to the dwelling unit projections provided in Table 2.14.1 for both owner-occupied units and renter-occupied units, Crestview will need approximately 1,711 additional owner-occupied units and 1,334 renter-occupied units by 2050 (Figure 2.15.1).

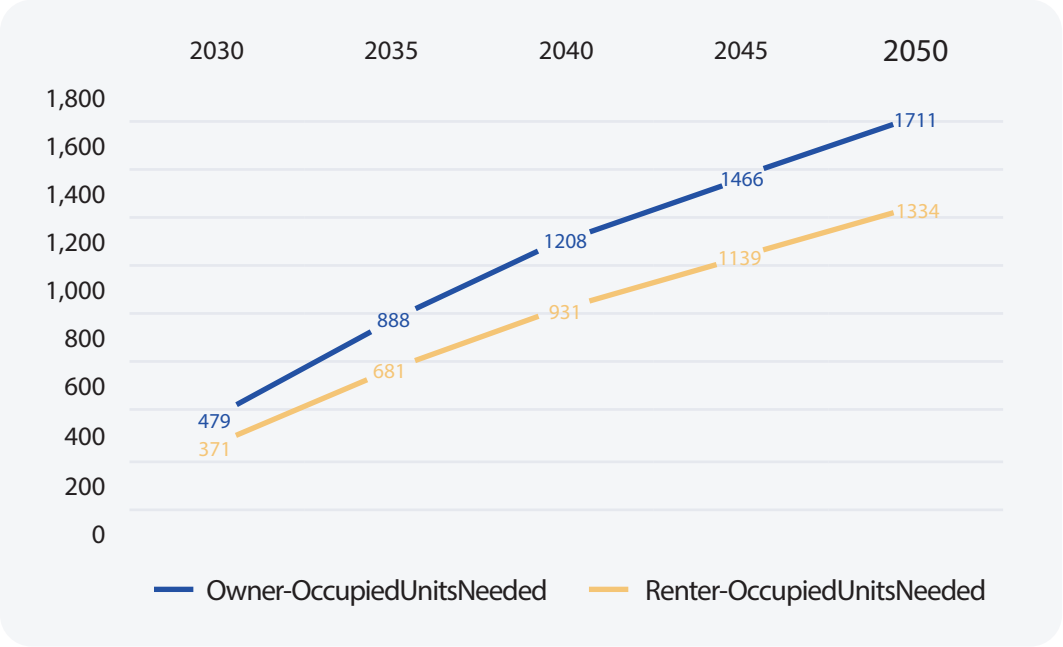



*Figure 2.15.1 Units Needed by Tenure, 2030 – 2050*

Assuming that owner-occupied units often are developed at a lower density than renter-occupied units, the land area required to accommodate these future housing needs can be calculated by using the maximum densities in the Residential Future Land Use Category for owner-occupied units and the Mixed-Use Future Land Use Category for the renter-occupied units.

With the up to eight (8) units per gross acre allowable by the Residential Future Land Use Category, the City will need almost 214 acres of new owner-occupied units to meet the projected demand in 2050 assuming a maximum build-out of that category (Figure 2.15.2). In the Mixed-Use Future Land Use Category at up to 20 units per gross acre, the City will need approximately 67 acres of new renter-occupied units at a maximum build-out of that category. These lands can be acquired via annexation or via redevelopment or conversion of existing lands and structures.

An alternative to dependency on annexation of lands is an increase of densities within the existing Future Land Use categories. In doing so, the City can reduce vehicle miles traveled, utility line expansion, carbon emissions, and other preferred methods of development to reduce impacts.

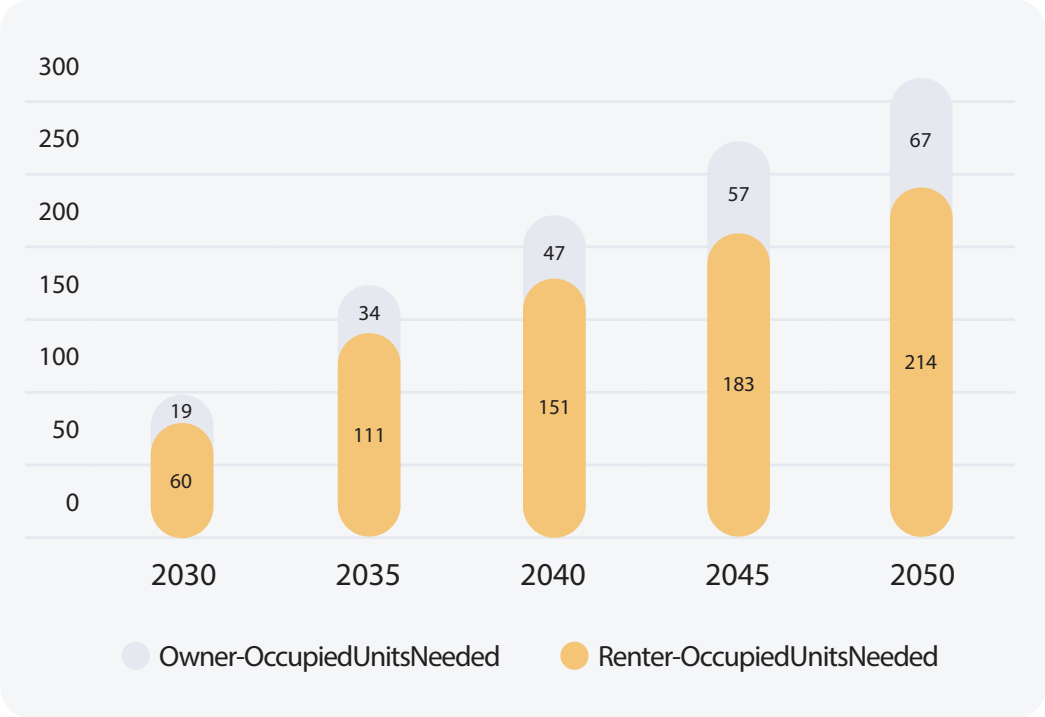



*Figure 2.15.2 Acres Needed by Tenure, 2030 – 2050*

# 3.0 Recommendations

The provision of affordable housing has been recognized as a nationwide dilemma. Within Crestview, the 2022 mean sales price for a single family home was $274,584 (Table 2.4.1), an increase in just three years from the 2020 mean sales price of $240,304 (Table 2.4.2). In 2022, approximately 1,343 of all Crestview households (including all household incomes) were paying 30% or less of their income for housing (gross rent or gross mortgage), which is considered the affordable marker. The remaining 8,617 households were experiencing a greater cost burden (Table 2.7.4). Crestview is not alone in the experience of increased housing costs. Additional policies to include affordability measures should be included in the Plan update to help alleviate or mitigate the housing measures.

## 3.1 Recommendations from LDR Policy Crosswalk

- Policy 9.A.1.8 states the LDRs will create criteria for the location of foster homes. Determine if this policy should be amended, or accordingly amend the LDC to include such regulations.
- Policy 9.1.1.4 (criteria for location of affordable housing and foster care facilities), 9.A.1.7 (criteria for location of group homes) should be included in the regulations of the LDC, or the policies should be amended/removed from the Plan. See also Policy 9.A.3.3.
- Policy 9.A.1.10 references Chapter 32 of the Code of Ordinances. A reference to Chapter 32 of the Code of Ordinances is recommended in the LDC.
- Policy 9.A.1.11 requires the City to allow zero lot line developments in medium and high density residential areas, and to permit cluster housing. Clustering of uses is mentioned in Section 3.05.06 (PUD). Additional regulations should be included in the LDC or the policy should be amended/removed.
- Policy 9.A.2.2 requires the LDC to include provisions for the elimination of substandard housing. The LDC should be amended accordingly.

- Policy 9.A.2.3 references the "Unsafe Building Code." Recommend this rather refer to the Florida Building Code, and be amended accordingly. Alternatively, remove this policy since it is a statement of law to require the Florida Building Code standards. The Florida Building Code addresses unsafe structures and the removal as necessary.
- Policy 9.A.3.2 requires the LDC to provide provisions for the connection of infrastructure to housing for very low, low and moderate income families, mobile homes, group homes, and foster care facilities. These strategies should be included in the LDC.
- Policy 9.A.4.2 requires the LDC to contain techniques and methods necessary for the conservation or rehabilitation of existing housing stock. The LDC should be amended to address this.
- Policy 9.A.5.1 requires the LDC to include criteria for the determination of appropriateness for preservation of historic structures. This policy should be amended or removed if Crestview does not have a historic preservation program, or rely on the National Register of Historic Places guidelines. Amend the policy accordingly.

## 3.2 Recommendations from the Evaluation and Appraisal Report

- The 2023 Live Local Act amended Section 166.0415, F.S. to require the authorization of multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed-use with stipulations. These parameters should be included in the Housing Element, and cross referenced in the applicable Future Land Use category of the Future Land Use Element.
- Include a policy for the formulation of housing implementation programs.
- Policy or policies to include the avoidance of the concentration of affordable housing only in specific areas of Crestview.
- Include a policy to mention that any federal housing plans prepared on behalf of Crestview must be consistent with the Housing Element.

## 3.3 Other Recommendations

- Policy 9.A.2.5 should be amended for clarity and certainty of intent.
- Consider explicitly allowing accessory dwelling units by right in all Future Land Use categories that allow for residential structures.
- Provide policies addressing "Missing Middle Housing", which considers housing between single family detached and multifamily housing types.
- Foster a stronger partnership with the local housing authority for creation of entry-level housing for residents.
- Continue pursuing additional public/private partnerships regarding the provision of affordable housing.
- Create additional living policies regarding substandard housing beyond the requirements of Florida Statues.
- Incorporate the strategies of the 2023 LHAP into Plan policy. Strategies include, but are not limited to, funding to repair owner occupied homes to alleviate code violations and other hazards; funding for down payment assistance; and disaster recovery funding for eligible households.

Chapter 3

# ECONOMIC DEVELOPMENT

# 1.0 Introduction

The Economic Development Element, new to the City of Crestview Comprehensive Plan, seeks to support the community by identifying gaps between past economic approaches and strategies with new and additional approaches to further the City's success. Past approaches included a focus on growing local business, redevelopment and revitalization of the downtown, and business retention. While these strategies remain important in achieving City's goals, job creation and retention, capital investment in the City's other commercial areas, and economic growth that will enhance and diversify the city's economy are crucial to filling gaps in city industries and economic outcomes.

The information provided in this element will comply to the legislative requirements of the economic development element in line with the City's comprehensive plan and Florida Statutes (FS) Chapter 163.3177(1)(f).

Crestview's conception began much like many of the other cities throughout the country, in the late 1800s railroad companies laid down their tracks to service the Panhandle of Florida. The Pensacola and Atlantic Railroad Company ran two passenger trains, the Atlantic Express and the Gulf Express, that followed the route of the Old Spanish Trail that extended from Jacksonville all the way to California. With the influx of transportation came people, and by 1916 Crestview had become an incorporated city. The 1920 Census reported Crestview's population as 938 residents.

The Valparaiso Bomb and Gunnery Base was built in 1935; however, it was soon renamed in honor of Lieutenant Colonel Frederick Eglin. As decades passed and Eglin Field grew into a major testing base, Crestview served as the location of long sidetracks to transport large oil tank cars that were then used to create the asphalt products that paved the numerous airfields in the area. During World War II, the area saw tremendous expansion due to the military base. Between 1940 and 1950, the U.S. Census reported the population of the City of Crestview doubling and the number of residents moving into the area would continually increase into the 1970s as Northerners were drawn to the area due to the relative proximity to the "Emerald Coast's" sandy white beaches and the year-round mild climate. It would not be until the turn of the century until Crestview experienced another population boom that is still growing today.

## 1.1 Alignment with Strategic Plan

The City of Crestview has identified four foundational strategic focuses and numerous goals along with corresponding strategies to further improve the quality of life within the City of Crestview – 2022 Strategic Plan. The City has identified that through promoting educational opportunities can assist in achieving long-term financial sustainability, as well diversify employment trends and business industries. Through the capacity and efficiency of an effective organizational structure, they will be able to provide the highest quality of public service. They also aim to satisfy the current and future infrastructure needs of the City while also engaging, informing, and educating the public and staff.

In accordance with the community engagement conducted for the development of the Strategic Plan, the City intends to educate, inform, and engage with the residents of Crestview and raise their awareness of the City's valuable economic, cultural, and natural assets. The "Organizational Capacity, Effectiveness, and Efficiency" focus area of the Strategic Plan includes a goal that addresses the community's need for better development processes for businesses.

# 2.0 Demographic Trends

## 2.1 Population

In 2021, data from The Bureau of Economic and Business Research (BEBR) indicated that Crestview had over 27,000 residents. Between 2010 and 2020, the Crestview-Fort Walton Beach-Destin Metropolitan Statistical Area (MSA) saw a population growth of around 50,000 residents.

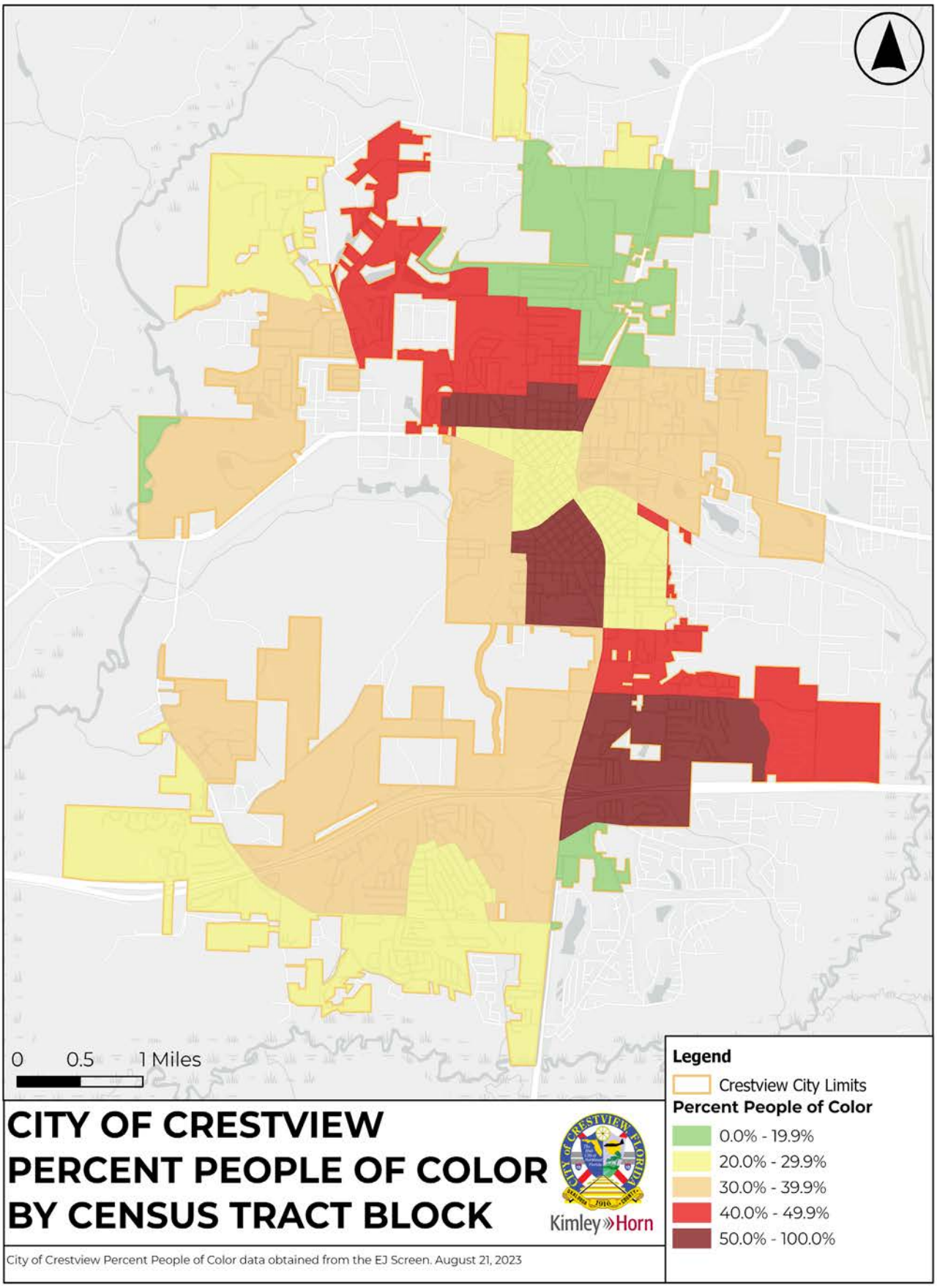
As illustrated by the regional population trends, the City's share of Okaloosa County's population has steadily increased over the past 11 years – from 11.7% in 2010 to 12.8% in 2021 – as other areas of the county have exhibited less significant and continued population growth.

### Table 2.1.1 Regional Population Trends 2010-2021

| | 2010 | % of County | % of County | 2021 | % of County | Change Amount | 2020-2021 CAGR* |
|---|---|---|---|---|---|---|---|
| Okaloosa County | 180,822 | | | 213,204 | | 1,536 | 0.73% |
| **Crestview** | **20,978** | **11.6%** | **12.8%** | **27,366** | **12.8%** | **232** | **0.86%** |
| Destin | 12,159 | 6.7% | 6.6% | 14,217 | 6.7% | 286 | 2.05% |
| Fort Walton Beach | 19,476 | 10.8% | 9.9% | 20,948 | 9.8% | 26 | 0.12% |
| *CAGR = Compound Annual Growth Rate | | | | | | | |

*Source: U.S. Census Bureau; Bureau of Economic and Business Research, University of Florida 2021*

The City of Crestview's demographic trends shows steady and continued growth in the general population; however, minorities other than those identifying as Black have decreased in Crestview by 27% between 2020 and 2021.


0 0.5 1 Miles
CITY OF CRESTVIEW
PERCENT PEOPLE OF COLOR
BY CENSUS TRACT BLOCK
Kimley»Horn
City of Crestview Percent People of Color data obtained from the EJ Screen. August 21, 2023
Legend
Crestview City Limits
Percent People of Color
0.0% - 19.9%
20.0% - 29.9%
30.0% - 39.9%
40.0% - 49.9%
50.0% - 100.0%

Meanwhile, in the same timeframe, the number of households significantly increased with a Compound Annual Growth Rate (CAGR) of 14%. The average household size has slightly decreased from 2.66 in 2010 to 2.52 in 2021 comparable to regional and national trends.

### Table 2.1.2 Crestview Demographic Trends

| | 2010 | % Dist. | 2021 | % Dist. | Change 2020-2021 No. | Change 2020-2021 CAGR% |
|---|---|---|---|---|---|---|
| **Population** | 20,978 | | 27,366 | | 232 | 0.9% |
| % of County | 11.6% | | 12.8% | | | |
| **Households** | 7,319 | | 10,245 | | 1,261 | 14.0% |
| Average Household Size | 2.66 | | 2.52 | | | |
| Median Age | 31.1 | | 32.7 | | | |
| *Source: Bureau of Economic and Business Research, University of Florida 2021; U.S. Census Bureau; American Community Survey* | | | | | | |
| **Race** | | | | | | |
| White | 14,982 | 61.8% | 17,790 | 66.1% | 1,015 | 1.6% |
| Black | 3,902 | 18.8% | 5,296 | 19.7% | 205 | 4.0% |
| Native American | 112 | 0.6% | 153 | 0.6% | (10) | -6.1% |
| Asian, Pacific Islander | 709 | 3.2% | 834 | 3.1% | (36) | -4.1% |
| Other | 356 | 3.4% | 611 | 2.3% | (318) | -34.2% |
| Two or More Races | 917 | 12.2% | 2,250 | 8.4% | (1,056) | -31.9% |
| **Total** | 20,978 | | 26,934 | | (200) | |
| Hispanic (1) | 1,390 | 11.0% | 2,174 | 8.1% | (815) | -27.3% |
| *Source: American Community Survey (B02001 and B03002)* | | | | | | |
| **Age Distribution** | | | | | | |
| 0-4 | 1,915 | 7.9% | 2,343 | 8.6% | 194 | 9.0% |
| 5-9 | 1,647 | 8.1% | 2,123 | 7.8% | (75) | -3.4% |
| 10-14 | 1,425 | 7.3% | 1,954 | 7.1% | (28) | -1.4% |
| 15-19 | 1,452 | 5.7% | 1,639 | 6.0% | 83 | 5.3% |
| 20-24 | 1,563 | 3.8% | 1,984 | 7.2% | 951 | 92.1% |
| 25-29 | 1,838 | 9.5% | 2,376 | 8.7% | (206) | -8.0% |
| 30-34 | 1,761 | 9.2% | 2,454 | 9.0% | (33) | -1.3% |
| 35-39 | 1,387 | 7.4% | 2,106 | 7.7% | 97 | 4.8% |
| 40-44 | 1,389 | 5.7% | 1,575 | 5.8% | 22 | 1.4% |
| 45-49 | 1,592 | 4.7% | 1,295 | 4.7% | 8 | 0.6% |
| 50-54 | 1,325 | 5.0% | 1,330 | 4.9% | (33) | -2.4% |
| 55-59 | 969 | 5.8% | 1,533 | 5.6% | (37) | -2.4% |
| 60-64 | 792 | 4.8% | 1,368 | 5.0% | 59 | 4.5% |
| 65-69 | 584 | 3.9% | 1,136 | 4.2% | 67 | 6.3% |
| 70-74 | 439 | 3.0% | 819 | 3.0% | 15 | 1.9% |
| 75+ | 900 | 4.4% | 1,331 | 4.9% | 148 | 12.5% |
| *Source: Estimates by Shimberg Center for Housing Studies, based on 2000 and 2010 U.S. Census data.* | | | | | | |

The poverty rate in Crestview, Florida is 12.5%, which is 0.6% lower than the state of Florida and 2.34% lower than the US average. As shown by the data below (Table 2.2.3), unemployment rates have continuously decreased from 2010 – onward. Conversely, the number of individuals living below the poverty level has risen by 1.4% from 2020.

In Crestview, poverty rates of over 30% are concentrated in the same census tract block groups that have higher populations of black residents (see Percent People of Color by Census Tract Block Map of the City of Crestview).

### Table 2.2.3 Crestview Unemployment & Poverty Profile 2010-2021

| | 2010 | 2021 |
|---|---|---|
| **Unemployment** | | |
| Labor Force | 9,890 | 13,752 |
| Employed | 8,353 | 10,827 |
| Unemployed | 768 | 560 |
| Unemployment Rate | 7.8% | 4.1% |
| **Poverty** | | |
| Population below the Poverty Level | - | 3,238 |
| Percent below Poverty Level | - | 12.5% |

*Source: American Community Survey (DP03, SP1702)*

## 2.2 Household Income

The Household Income Profiles and the Percent Low Income by Census Tract Block Map of the City of Crestview illustrate that that from 2010 to 2021 the median household income increased by roughly $8,000 and the number of households earning less than $15,000 decreased by 2.1%. The percentage of households earning between $15,000 and $75,000 also decreased by 1.3%. Conversely, the percentage of households earning over $75,000 increased by 4.7%.

### Table 2.2.1 Household Income Profiles

| | | | Projected | Change: 2021-2025 |
|---|---|---|---|---|
| Income Profile | 2010 | 2021 | 2028 | CAGR% |
| Households by Income | | | | |
| <$15,000 | 14.0% | 11.4% | 7.7% | |
| $15,000 - $24,999 | 12.4% | 8.3% | 5.2% | |
| $25,000 - $34,999 | 9.7% | 11.1% | 9.4% | |
| $35,000 - $49,999 | 16.5% | 13.9% | 10.2% | |
| $50,000 - $74,999 | 18.8% | 17.5% | 15.5% | |
| $75,000 - $99,999 | 14.1% | 11.4% | 13.8% | |
| $100,000 - $149,999 | 11.0% | 17.8% | 22.1% | |
| $150,000 - $199,999 | 2.3% | 4.4% | 9.8% | |
| $200,000+ | 1.2% | 3.8% | 6.4% | |
| **Average Household Income** | $ 47,306 | $ 55,688 | $ 102,506 | 9.1% |
| **Median Household Income** | $ 57,612 | $ 73,917 | $ 77,935 | 0.8% |

*Source: American Community Survey (S1901)*
*ESRI Business Analyst - Market Profile, Crestview, FL*

## 2.3 Education

As of 2023, there are 17 public schools serving over 9,773 students and three private schools serving 189 students in Crestview. Of the total population, 89.4% have graduated from high school and hold a diploma or equivalent, in comparison to a statewide average of 87.3% (Florida Department of Education, 2022). Over 37% of the population holds a higher education degree (Associates, Bachelors, or Graduate / Professional) of some kind. This demonstrates the large and readily accessible labor force that is also highly educated; ESRI indicates that over half (55.3%) of the employed population of the City of Crestview fall into the category of "white collar." Some of the professions that fall into this category are jobs in managerial positions, business owners or financial advising, and those in the field of Science, Technology, Engineering, and Math (STEM).

Data provided by the U.S. Bureau of Labor Statistics, shown below (Figure 1), depicts weekly earnings for full-time wage and salary workers for persons aged 25 and older, and is clearly indicative of an upwards trend in earnings as educational attainment increases.

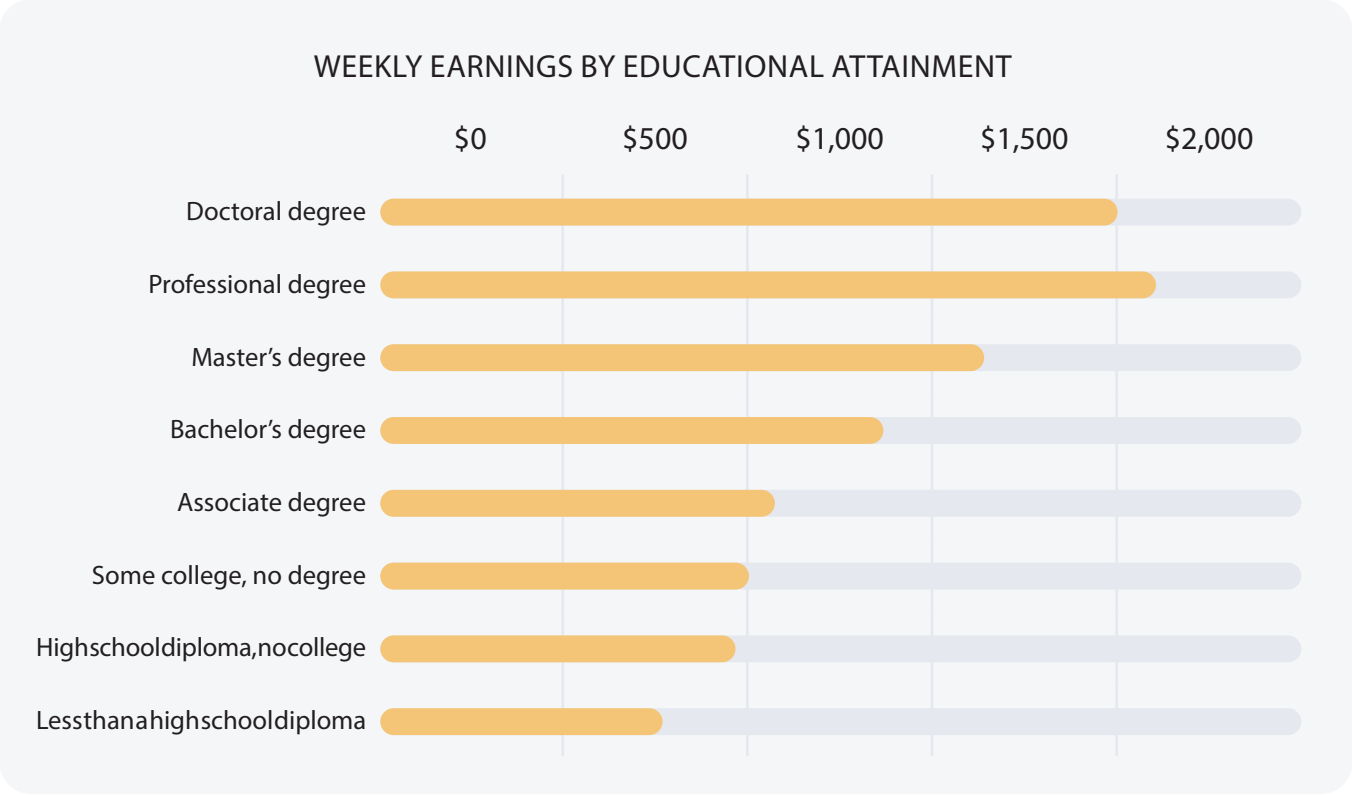



*Figure 1: U.S. Bureau of Labor Statistics (National data, 2017)*

[1] *See Table 2.3.1*

Table 2.3.1 Crestview Educational Profile: Years of Education 2010-2021

| | 2010 | 2021 |
|---|---|---|
| **Population 25 Years and Over** | | |
| Less than 9th Grade | 5.5% | 3.5% |
| 9th to 12th Grade, No Diploma | 7.6% | 8.1% |
| High School Graduate (Includes Equivalency) | 28.5% | 27.1% |
| Some College, No Degree | 28.1% | 24.3% |
| Associate Degree | 11.4% | 14.0% |
| Bachelor's Degree or Higher | 10.7% | 15.4% |
| Graduate or Professional Degree | 8.2% | 8.5% |

*Source: American Community Survey (S1501)*

Residents of Okaloosa County currently can attend an array of local post-secondary education institutions serving the region. These educational and vocational institutions include the following:

1. Embry Riddle Aeronautical University, Hurlburt Field and Eglin Air Force Base
2. Troy University, Fort Walton Beach
3. University of West Florida, Emerald Coast
4. University of Florida – Research and Engineering Education Facility, Okaloosa County
5. Northwest Florida State College, Niceville
6. Bay Area Vocational Technology School, Fort Walton Beach
7. Crestview Vocational Technology Center
8. Okaloosa Applied Technology Center

## 2.3.1 Technical Schools

There are several technical schools for Crestview residents to choose from, as mentioned above. Some of those closest to Crestview include Emerald Coast Technical College and Okaloosa Technical College. In addition, Crestview High School also offers its students several Career and Technical Education (CTE) Programs. The Okaloosa County School District is looking to expand Okaloosa Technical College to the north end of the county to increase access to career and technical education programs. This proposed campus would increase access for residents of Crestview and surrounding communities. Industry partners in the area believe expansion of technical programs is necessary to meet workforce demands.

Hulburt Field's and Eglin Air Force Base's influence in the area creates an intense demand for technical education to prepare the workforce for manufacturing and aerospace jobs. Technical education can equip individuals with the specialized skills required for the complex tasks inherent in military aviation and manufacturing processes. A well-trained workforce can also contribute to the development and maintenance of cutting-edge aircraft, ensuring national defense capabilities. Collaborations between private industry, military installations, and technical programs can have a monumental impact on higher wage job creation in Crestview.

[2] *ESRI Tapestry Report, 2023*

## 2.4 Tapestry Segments

In comparison to the median age of Florida residents (42.2 years old), Crestview has a young population (median age 33 years old). Crestview has been described as a City that attracts young working age adults because of its affordability, proximity to growing employment centers, and excellent public schools; all of which are great perks to young families transitioning out of government jobs and into private sector work.

According to ESRI, 36% of the 2023 Households in the City of Crestview fall into their Tapestry Segment of being an "Up and Coming Family." ESRI identifies this group as "one of the fastest-growing markets in the country." These families tend to be on the younger side, with a median age of 31.4 as opposed to the national median of 38.2 years old. Income and net worth for this group is also higher than the national medians. Up and Coming Families tend to have a median household income of $72,000 (compared to the nation's $56,100) and have a median net worth of $122,700 (compared to the nation's $93,300).

Similarly, ESRI estimates say that 25.9% of the 2023 population of Crestview, falls into the Middleburg Tapestry Segment.[2] This group is characterized as being traditional and family-oriented, whose values can be distilled down to "faith, country and family." This group is described as typically being over 70% White, which holds as being true in Crestview (79.5%); their spending priorities tend to be focused on family-related items (children's toys and apparel) and home DIY projects.

# 3.0 Employment and Job Trends

## 3.1 Occupation and Wage Statistics

According to the 2020 U.S. Census Bureau, the employment rate of the City of Crestview is 57.3% which is slightly higher than the state's employment rate of 55.4%. The major employers in the city are in the healthcare, retail, and military and defense industries. Per data provided by the U.S. Bureau of Labor Statistics (2022), the Crestview-Fort Walton Beach MSA has a population of 118,990 that is employed, with annual mean wages at $54,370. As of 2023, it has been reported that Okaloosa County has 53 unemployed residents per 100 jobs, which is 16% lower than the state's ratio.

### 3.1.1 Military and Defense Industry

The Hulburt Field and Eglin Air Force Base significantly contribute to Okaloosa County's economy. The military presence has a direct economic impact of over $9 billion and almost 80,000 jobs; the combined impact of these two bases exceeds 70% of the local economy.

The military – defense industry is not strictly limited to Hulburt Field and Eglin Air Force Base, however. The presence of both operations has worked to attract further engineering and technical firms to the area. Reliance Test and Technology (RT&T), one of the largest employers in the area, develops and tests new war-fighting equipment in the Crestview.

Though military presence is a key factor contributing to the health of the local and regional economy, the City recognizes the need to diversify employment opportunities.

### 3.1.2 Diversity of Businesses and Industries

A robust diversity of businesses fosters a sustainable economic base by mitigating dependency on a single industry, reducing vulnerability to economic downturns. A varied business landscape ensures resilience, creating a dynamic system where difference sectors complement and support each other, leading to long-term stability and growth. An initial step in promoting business diversification is developing an understanding of the current market trends and identifying growing and declining businesses/industries. As stated in the 2020 Comprehensive Plan, the City uses the resources of the Crestview Area Chamber of Commerce, the Community Redevelopment Agency (CRA), and the Private Industry Council (PIC) to develop an inventory of "growth" business/industries. This effort has been spearheaded by the Okaloosa County Economic Development Council (EDC) who has the goal of diversifying the industries in the County beyond the large military and defense presence. The EDC believes the extensive military presence in the region can help to offer a pipeline of talent that can be further leveraged to benefit diverse employers, as well as marketed to new businesses who are looking to locate in Okaloosa County. They also highlight emerging industries that have spun off from the military presence such as Cyber Security, Additive Manufacturing, Aerospace, and Aviation. Okaloosa County EDC, also known as ONE Okaloosa, has several strategies including:

9. Leading effective communication with existing and prospective investors to improve relations.
10. Supporting the existing industry growth and provide resources to local entrepreneurs through Startup Okaloosa.
11. Highlighting local assets to attract new businesses.
12. Ensuring exceptional site and building options and advocating for necessary infrastructure improvements and incentive programs to increase economic development.
13. Partnering with CareerSource Okaloosa Walton, local school, and colleges to promote workforce development and attract talent from outside the area.
14. Advocating for the importance of the military in the community and continue supporting growth in that sector.
15. Improving the County's "Quality of Place" quotient and incentivize community development.

## Table 3.1.2 Crestview Employment Trends 2010-2021

| TABLE 5<br>Crestview Employment Trends, 2010 - 2021 | | | | |
|---|---|---|---|---|
| | | | | Change 2010 - 2021 |
| Industry Sector | 2010 | 2021 | % Dist. | Amount |
| **Agriculture & Mining** | 0 | 13 | 0.2% | 13 |
| **Construction** | 238 | 584 | 7.0% | 346 |
| **Manufacturing** | 632 | 351 | 4.2% | -281 |
| **Transportation & Warehousing** | 127 | 319 | 3.8% | 192 |
| **Utilities** | 15 | 62 | 0.7% | 47 |
| **Trade** | | | | |
| Wholesale | 40 | 181 | 2.2% | 141 |
| Retail | 592 | 614 | 7.4% | 22 |
| **Information** | 97 | 91 | 1.1% | -6 |
| **Finance & Insurance** | 247 | 366 | 4.4% | 119 |
| **Real Estate/Rental & Leasing** | 153 | 189 | 2.3% | 36 |
| **Services** | | | | |
| Professional/Business Services | 428 | 378 | 4.5% | -50 |
| Management of Companies | 0 | 0 | 0.0% | 0 |
| Administration/Waste Mgt. | 210 | 560 | 6.7% | 350 |
| Educational Services | 243 | 550 | 6.6% | 307 |
| Healthcare & Social Services | 581 | 1,164 | 14.0% | 583 |
| Arts/Entertainment/Recreation | 14 | 133 | 1.6% | 119 |
| Accommodation & Food Services | 493 | 632 | 7.6% | 139 |
| Other Services | 199 | 367 | 4.4% | 168 |
| **Public Administration/Government** | 1,053 | 1,779 | 21.3% | 726 |
| **Total** | 5,362 | 8,333 | | 2971 |
| **Crestview as % of County** | 6.5% | 8.9% | | |

*Source: American Community Survey (S2404)*

Table 3.1.2.2 depicts employment trends by industry[3], with major occupations consisting of:

1. Office and Administrative Support
2. Sales
3. Executive, Managers, Administrators
4. Food Preparation
5. Education, Training, Library

[3] *Estimates shown are calculated with data collected from employers in all industry sectors in Crestview-Fort Walton Beach-Destin, FL, a metropolitan statistical area in Florida.*

In 2023, the top three industries in Okaloosa County were education, employing over 4,200 people; retail, employing over 3,500 people; and medical, employing over 2,400 people. The top employers within those sectors were the Okaloosa County School District, with almost 3,500 employees; Walmart Super Center (combined), with over 1,700 employees; and HCA Florida Fort Walton-Destin Hospital, with over 1,200 employees. Crestview has more than 1,100 businesses with almost 12,500 employees. There are over 250 retail trade businesses serving the city, 91 of which are eating and drinking establishments.

### 3.1.3 Crestview Area Chamber of Commerce

The Crestview Area Chamber of Commerce is another reputable supporter of the economic development of the City. The mission of the Chamber is "to connect, build and grow" the business community throughout the City. To achieve this mission, the Chamber released a Strategic Plan in 2021 with five strategic focus areas. These areas were identified as:

1. Creating a supportive **experience,**
2. Establishing an environment for members to **develop** and grow,
3. Fostering community **relationships,**
4. Improving transparency to ensure open **communication,** and
5. Promoting a strong and effective **organizational structure.**

The Crestview Area Chamber of Commerce is also responsible for managing The Small Business Development Center (SBDC) along with the University of West Florida to provide businesses with the necessary tools, training, and resources to help them succeed.

## 3.2 Small Businesses

The spirit of local entrepreneurship and support of small businesses is well-evident throughout Crestview and the greater Okaloosa County. Many of these small businesses operate within the accommodation and food and retail sectors, which thrive during tourist season. However, when the tourists return home, small businesses rely on the support of locals to keep their doors open through the rest of the year.

Startup Okaloosa, one of the many initiatives of the ONE Okaloosa Economic Development Council, provides online resources to assist aspiring entrepreneurs, startups, and small business owners throughout the area. The program operates as a virtual business incubator, providing a wealth of information and educational resources, direct links to potential funding sources and advisory organizations, and available real estate and local co-working spaces. In addition to connecting interested parties to external resources, the program also acts as a networking hub for fellow aspiring entrepreneurs.

### 3.2.1 #ChoosetheView

The #ChoosetheView branding initiative was launched to promote community pride and bring attention to the variety of benefits of living in the City of Crestview. This initiative arose from the Community Redevelopment Agency Plan that was an extension of the City of Crestview's 2020 Strategic Plan; the goal of enhancing the Market District through redevelopment included the Master Plan Objective A11. This objective aimed to "build and develop an active marketing and branding program" in partnership with the Main Street Crestview Association. In a campaign video released earlier this year, the City interviewed residents to highlight local parks, shops, and restaurants. Marketing campaigns like these activate the local economy by shifting the focus from a needs-based community development tactic to instead highlighting local assets and hidden gems that in turn strengthen community pride and engagement within the local landscape.

## 3.3 Tourism

The Crestview-Fort Walton Beach-Destin metropolitan areas have seen population fluctuations in the last several decades that has been associated with the two major military bases in the area, Eglin Air Force Base and Hurlburt Field, and most recently with the COVID-19 pandemic. Furthermore, with every summertime comes tourists, over 200,000 visitors, from all over the country to enjoy the sugar-sand beaches of Destin and Fort Walton, Crestview's proximity to the seaside destinations means that tourists can often stay in the city for lower rates and enjoy the quiet, small-town atmosphere. With 18 hotel and lodging options within city limits, as well as many short-term rental properties, visitors have a plentitude of options to choose from. One of Crestview's tourist attractions is the Emerald Coast Zoo where guests can get up close and personal with a variety of wildlife.

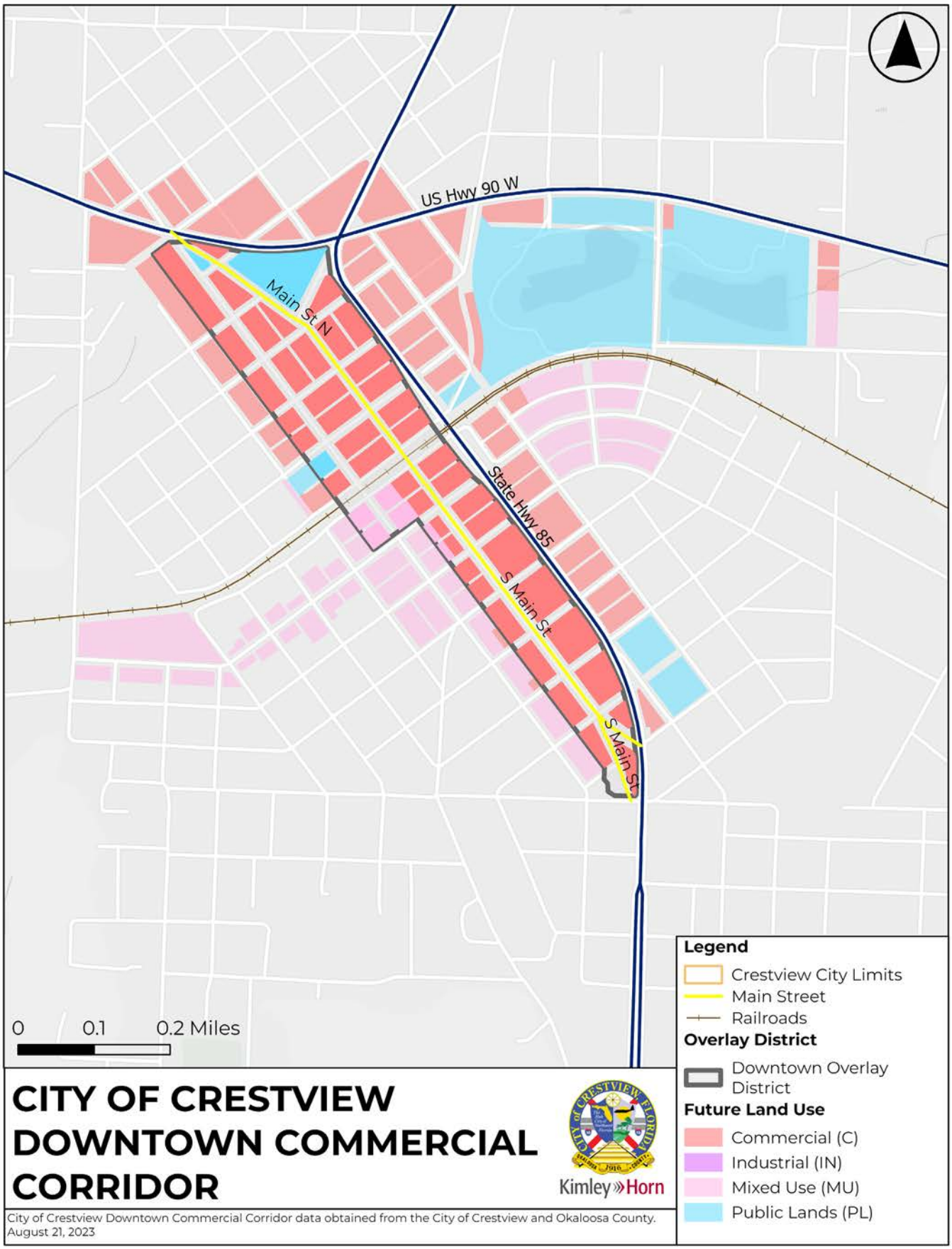
### 3.3.1 Tourism Development Plan (2022-2026)

The City of Crestview applied and was accepted into the Florida Main Street Program in 1992, and the following year the Main Street Crestview Association (MSCA) was founded to operate their local Main Street program. The plan illustrates how these funds would accomplish several goals, such as enhancing existing resources, preserving and showcasing natural resources, fostering economic growth, establishing strong partnerships across the County, expanding into a unique sports tourism market, and maintaining Crestview's hometown atmosphere and existing culture. The City includes several projects in this plan that would help create new tourist attractions, enhance existing tourist attractions, and advertise destinations throughout the region.

### 3.3.2 Crestview Main Street

The City of Crestview applied and received recognition through the Main Street Program in 1997 and the following year the Main Street Crestview Association (MSCA), Inc was founded. The City also previously hired a full-time Main Street Program Director who helped oversee the numerous events organized for the area such as the Fall Festival, 4th of July Celebration and the Christmas Parade. Overall, the MSCA aspires to foster and enhance downtown revitalization while working in collaboration with local partners to support the area by incentivizing growth. Designated Partners of the Downtown include Eglin Federal Credit Unit, Moors and Cabot, Allen Turner Automotive, and Crestview Community Bank. The City can also gain access to specialized state and federal funding for economic development projects within the Main Street boundary through the Florida Main Street and Main Street America Programs. [4]

[4] *See the Downtown Commercial Corridor map of the City of Crestview*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Crestview City Limits
Main Street
Railroads
Overlay District
Downtown Overlay District
Future Land Use
Commercial (C)
Industrial (IN)
Mixed Use (MU)
Public Lands (PL)
CITY OF CRESTVIEW
DOWNTOWN COMMERCIAL CORRIDOR
Kimley»Horn
City of Crestview Downtown Commercial Corridor data obtained from the City of Crestview and Okaloosa County.
August 21, 2023

# 4.0 Recommendations

Crestview is an up-and-coming community that has experienced significant growth in recent years. The City should still prioritize the diversification of their economic base to not only improve residents' quality of life but to retain young adults. According to the Evaluation and Appraisal Report of the 2020 Comprehensive Plan, the City should establish policies to encourage job training, job creation, and economic solutions that increase the number of affordable housing units. The City should continue to work on the #ChoosetheView campaign and incorporate Downtown events that not only increase economic activities in the local shops but further build on community pride.

## 4.1 Recommendations from LDR Policy Crosswalk

- The Land Development Code should contain specific provisions that require all proposed residential units to be made available to the School District for review.

## 4.2 Recommendations from the Evaluation and Appraisal Report

- Create a policy to direct or locate economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

## 4.3 Other Recommendations

- Develop incentivizes for STEM companies to establish headquarters in town so that young adults have a variety of job options to choose between.
- Hold quarterly career fairs with local businesses at high schools.
- Hold community events to attract residents to downtown businesses and to build community pride.

Chapter 4

# RECREATION & OPEN SPACE

# 1.0 Introduction

This Element provides a recreation and open space inventory, analysis, and policies pursuant to the requirements of Section 163.3177(6)(e) of the Florida Statutes. Additionally, current and projected needs for recreation sites, facilities, and open space are analyzed based on an assessment of existing and projected recreation demands and a plan to meet those demands identified.

# 2.0 Existing Conditions

## 2.1 Recreation and Open Space Inventory

The 28,234 residents of Crestview enjoy 128.70 acres of city-managed parkland and open space, as well as a robust collection of recreational and cultural facilities, as seen on the Park Inventory Map. There are also several options within proximity of the City of Crestview that are managed by another entity like the County. Table 2.1.1 and 2.1.2 include the amenities and facilities at all City and County managed parks near the City of Crestview and classifies them according to whether they are active or passive.

**Active-Based –** Active-based recreation activities involve those that are built for the enjoyment of a particular activity, such as playing tennis, pickleball, running, walking, and other activities that raise the user heart rate to a level significantly above the resting level. Active-based recreation activities rely on the presence of recreational facilities that enable certain activities to function. Without the provision of such facilities, the activity would either be limited in quality or altogether eliminated. Active-based recreation areas can be further classified as either user oriented or resource based.

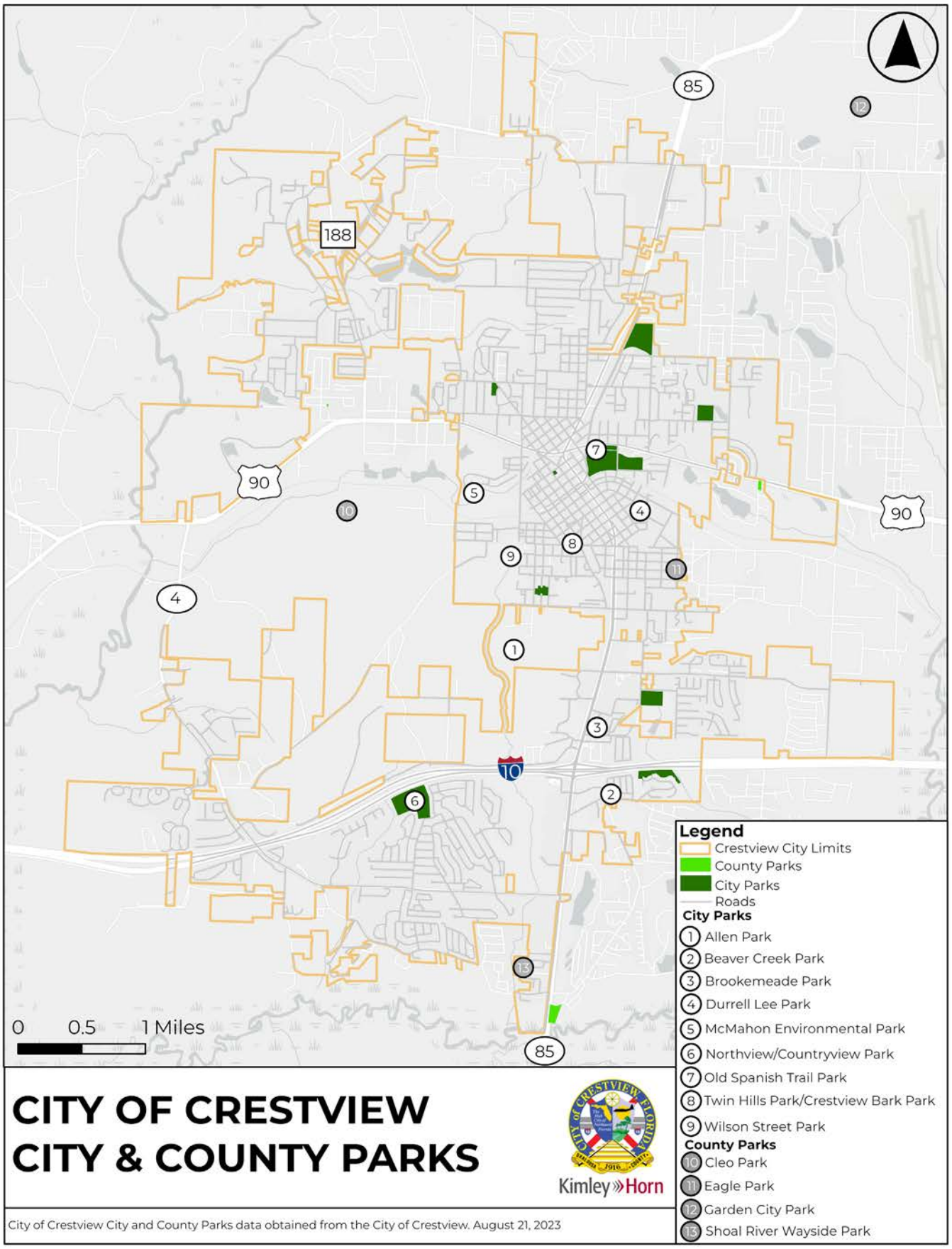
**Passive-Based –** Passive-based recreation is defined as a more relaxing type of activity that does not significantly raise heart rate above resting level. Passive-based recreation facilities emphasize enjoyment of natural resources, providing refreshment from the pressures of everyday urban life. Examples of passive-based recreation facilities include picnic tables, historical or archaeological sites, park benches, etc. and involve passive-based activities such as fishing in a lake, sunbathing at the beach, walking through a scenic area, or visiting a local historical site.

For this analysis, parks are further broken down into functional classifications. The City of Crestview does not currently have different levels of service for different classifications of parks.

**Community Park –** A larger park meant to serve a larger geographic area than the surrounding neighborhood. These parks are typically between five and 25 acres in size and provide a diverse range of recreation and leisure activities designed to meet a variety of community-based recreation needs. Facilities and activities may include, but are not limited to, athletic fields and courts, picnic tables, benches, swimming pools, play structures, performing arts and fine arts centers, and gymnasiums.

**Nature Reserve Area –** An area designed and reserved with consideration for outdoor recreation and nature preservation. A nature reserve area may include, but is not limited to, areas for viewing and studying land, aquatic, or avian wildlife; conservation activities; swimming; hiking; camping; trail facilities; botanical gardens; or nature centers.

**Neighborhood Park –** A smaller park that serves as a social and recreational focal point for a neighborhood. Neighborhood parks are generally one to five acres in size and accessible by foot or bicycle with a service radius of about 0.5 miles. A neighborhood park typically serves a population of up to 5,000 persons.


85
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Legend
Crestview City Limits
County Parks
City Parks
Roads
City Parks
1 Allen Park
2 Beaver Creek Park
3 Brookemeade Park
4 Durrell Lee Park
5 McMahon Environmental Park
6 Northview/Countryview Park
7 Old Spanish Trail Park
8 Twin Hills Park/Crestview Bark Park
9 Wilson Street Park
County Parks
10 Cleo Park
11 Eagle Park
12 Garden City Park
13 Shoal River Wayside Park
CITY OF CRESTVIEW
CITY & COUNTY PARKS
Kimley»Horn
City of Crestview City and County Parks data obtained from the City of Crestview. August 21, 2023

## Table 2.1.1 City Park Inventory

| | City | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Name | Acres | Park Type | Active/Passive | Baseball/Softball | Basketball | Boat Ramp | Concession | Disc Golf Course | Dog Park | Field | Fishing | Grill | Lake | Parking | Pavilion | Picnic Areas | Playground | Restroom | Splashpad | Stadium | Tennis Court | Volleyball | Walking Track |
| **Allen Park** | 3.98 | N | A | x | x | | | | | | | | | 20 | x | x | x | x | x | | | | |
| **Beaver Creek Park** | 9.79 | N | PA | | | | | | | | x | x | | 10 | | x | | | | | | | |
| **Brookemeade Park*** | 5.00 | C | A | | | | | | | | | | | | | | | | | | | | |
| **Crestview Bark Park** | 0.82 | D | A | | | | | | x | | | | | x | | | | | | | | | |
| **Durrell Lee Park** | 9.58 | C | A | x | | | | | | | | | | 100 | | | | x | | | | | |
| **Northview Park** | 33.16 | C | A | | x | | | x | | x | | | | 15 | x | x | x | x | x | | | | |
| **Spanish Trail Park** | 23.67 | C | A | x | | | | | | x | | x | | 500 | x | | | x | | | | | |
| **Twin Hills Park** | 40.79 | C | A | | x | | | | | x | | x | x | 200 | x | x | x | x | x | x | x | x | x |

| Park Type | |
|---|---|
| **N** | Neighborhood |
| **NR** | Nature Reserve |
| **D** | Dog Park |
| **C** | Community |

| | |
|---|---|
| A | Active |
| PA | Passive |

**Brookemeade is still under construction and amenity data was not available from the City.*

## Table 2.1.2 County Park Inventory

| County | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Name | Acres | Park Type | Active/Passive | Baseball/Softball | Basketball | Boat Ramp | Concession | Disc Golf Course | Dog Park | Field | Fishing | Grill | Lake | Parking | Pavilion | Picnic Areas | Playground | Restroom | Splashpad | Stadium | Tennis Court | Volleyball | Walking Track |
| **Cleo Park** | 0.18 | N | PA | | | | | | | | | | | | x | | x | | | | | | |
| **Eagle Park** | 1.03 | N | PA | | | | | | | | | | | | | x | | | | | | | |
| **Garden City Park** | 9.56 | C | A | x | | | x | | | | | | | | x | x | x | | | | | | |
| **Shoal River Wayside Park (Bill Duggan Jr Park)** | 5.5 | NR | A | | | x | | | | | | x | | | x | x | x | x | | | | | |
| **Wilson Street Park** | 0.88 | N | A | | | | | | | | | | | 52 | | | x | x | | | | | |

| Park Type | |
|---|---|
| **N** | Neighborhood |
| **NR** | Nature Reserve |
| **D** | Dog park |
| **C** | Community |

| | |
|---|---|
| A | Active |
| PA | Passive |

## 2.1.1 City Managed Facilities

In addition to several parks, the City of Crestview also manages:

**Community Center:** The community center is in Crestview off Commerce Drive. The community center is ADA accessible and offers adequate parking for all guests. Inside, there are tables, meeting rooms, restrooms, and internet available for all users.

**McMahon Environmental Center:** Located off Butler Circle in Crestview, the park was acquired from the Florida Division of Forestry and now provides an enhanced environmental learning experience to all visitors and students in the area. The Environmental Museum located on site, off Cutler Circle next to the fire tower, provides learning tools for the visiting students. An outdoor, covered picnic pavilion has provided heavily utilized space for various activities. All displays located on site are relative to the forestry industry that helped found the Northwest Florida and Crestview area years ago.

The following are brief descriptions of the different parks the City of Crestview manages.

**Allen Park:** Located on McClelland Street, this eight-acre park provides a variety of amenities for Crestview residents. The outdoor facilities include a picnic area, splash pad, softball field, and an outdoor basketball court. The amenities offered in Allen Park can be seen in Table 2.1.1. Allen Park also consists of a recreational center staffed with City personnel. The recreation center offers indoor amenities such as table games, television, and study areas.

**Beaver Creek Park:** Located on the south end of Crestview, this 9.79-acre park serves residents in the John King Road area with amenities such as picnic tables, BBQ grills, and a small fishing pond. Park access is located off the cul-de-sac on Mill Pond Cove.

**Brookemeade Park:** This project has been in the works since 2020. The project is scoped to phase out over a five-year plan and will be funded through bed-tax funding from the Tourist Development Department (TDD). The park is home to Eglin Federal Credit Union (EFCU) Skate Park and RC Track as well as other amenities. According to the City, the RC Track generated 2,931 race entries in 2021, with 10% of participants coming from outside of the county and 12% coming from outside the state.

With ADA accessibility as the primary goal to ensure users with disabilities are freely able to enjoy the park, the planned observation deck between the two facilities will improve accessibility for those using the RC Track by connecting to the existing observation tower. The project will feature a new parking lot with 146 standard spaces and eleven (11) trailer spaces. Additional ten (10) RV parking spaces with power connections will be built, along with three (3) new restroom facilities, and new office and retail space.

An observation deck area, complete with a pro shop providing equipment rentals and concession, will be built to connect the two existing facilities. The observation deck is anticipated to create an environment more conducive to all-day and multi-day events. This will draw larger crowds and cater to the needs of participants and observers.

**The Durrell Lee Park:** Located on First Avenue, this 10-acre park contains numerous youth baseball and softball facilities. The facilities are made up of a T-ball field, three (3) baseball/softball fields, a concession stand, and a press box. The fields offering lighting for any nighttime recreation. The park can be accessed from Valley Road or Brackin Street.

**Northview Park:** This park is one of the newer parks and recreation facilities within the City. This 33.16-acre park was created due to a $93,000 grant received from the Florida Recreation Development Assistance Program (FRDAP). The park features 300 feet by 150 feet grass playing field, a disc golf course, multi-purpose court, playground, covered picnic pavilion, restrooms, and a drinking facility. The park is accessible off Northview Drive, west of Jeffryscot Drive, and serves the south end of Crestview and Countryview subdivision residents.

**Spanish Trail Park:** This 23.67-acre park is one of the newer developments in the City of Crestview. The park contains an adult softball complex that are utilized for soccer leagues in the fall. The park also has two pavilions, grills, restrooms, and the Senior Center. There is a large, underdeveloped area within the park that hosts circuses, fairs, and carnivals. The park is located on Stillwell Boulevard, which is one block off North Ferdon Boulevard (Highway 85).

**Twin Hills Park/Crestview Bark Park:** This 40-acre park is located on Highway 90 and hosts the Parks and Recreation Department's overall operations. This park is home to the football, soccer, and basketball leagues of Crestview. The outdoor facilities include a stadium, playground, tennis courts, basketball courts, pickleball courts, outdoor beach volleyball, picnic tables, BBQ grills, and a lake. There is also a recreation building that features an indoor gym. The most recent addition to Twin Hills Park is the Children's Park that has state-of-the-art children's play equipment. Twin Hills Park is also the home of Crestview Bark Park. The 0.82 acres fenced in bark park provides off leash options and two separate fenced sides; one for larger dogs and the other for smaller dogs. Both sides of the park are equipped with agility equipment, benches, watering stations, and shade. Crestview Bark Park can be accessed every day of the week from sunrise until sunset.

### 2.1.2 County Managed Facilities

Okaloosa County manages the following park facilities within proximity to the City of Crestview (although outside of City limits) providing additional parks and recreation offerings for residents.

**Cleo Park:** This neighborhood park, located off Cleo Lane in Crestview, offers a playground and pavilion for various users and visitors. The park will open one hour before sunrise and close one hour after sunset.

**Eagle Park:** Located on James Lee Blvd (Hwy 90 E), Eagle Park is a small neighborhood park that provides users with picnic tables and various tree cover.

**Garden City Park:** This park is located on Garden City Road and contains five ballfields, a playground, two pavilions with picnic areas, a concession stand, restrooms, and a large open green space. The park will open an hour before sunrise and close and hour after sunset.

**Okaloosa County Women Veterans Memorial at Veterans' Park:**
The Okaloosa County Veterans Memorial, Inc. is an organization that was established to honor deceased veterans during war time. The organization lead the effort to erect a War Memorial adjacent to the Okaloosa County Courthouse, dedicated in March of 2003. Main features in the park are the eight statues in honor of women along with native wildlife and vegetation, as the park is situated on the Choctawhatchee Bay coastline. A Living Shoreline that will be funded by a RESTORE grant, National Fish and Wildlife Foundation, and matching funds from Tourism Development will be constructed to protect 2,200 linear feet of shoreline. This aids in reducing the impact of wave energy and provide an oyster habitat, a seagrass recruitment area, and salt marsh shelf.

The park is accessible by parking at Destin-Fort Walton Beach Convention Center. The park includes 1,700 liner feet of ADA accessible paved sidewalks and wooden boardwalks.

In 2023, Okaloosa County and the City of Crestview entered into an agreement for the Okaloosa County Veterans Memorial. Okaloosa County owns property located at Courthouse Terrace and entered into a lease agreement with Crestview allowing Okaloosa County Veterans Memorial, Inc. to provide structures for the Okaloosa County Veterans Memorial to be located at Courthouse Terrace. The lease expired on April 1, 2022, and this agreement was created to allow the existing arrangement to continue. Okaloosa County and Crestview find it in the best interest of the community to continue this agreement to utilize the location for the Memorial.

Okaloosa County and Crestview will equally share the cost of repairing, replacing, and maintaining the property and structures, as well as monitoring and implementing precautions to prevent waste, damage, or injury to the property. Crestview will be the sole municipality responsible for utility charges, such as sewer, water, gas, electricity, and phone service.

**Ray Lynn Barnes Boat Ramp:** This boat ramp, located on Hwy 90 E gives residents and users access to the Shoal River. The ramp is open one hour before sunrise and closes one hour after sunset, with limited boat trailer parking available.

**Shoal River Wayside Park (Bill Duggan Park):** The 5.5-acre river park is located just south of Crestview off Live Oak Church Road. This park offers a playground, several pavilions, picnic tables, grills, a boat ramp, and restrooms.

**Wilson Street Park:** This 0.88-acre neighborhood park is located off N. Wilson St, across from the Brackin Building. This park contains parking and restroom facilities, with the addition of a new splash pad. A 50-space parking area is located adjacent to the park off West Beech Avenue.

### 2.1.3 Private Facilities

While the City of Crestview currently only has one private facility, the Blackwater Golf Club, it is worth noting that private recreation helps to reduce the need for the City to provide similar services, especially as there is limited potential for land available for the City to acquire additional recreation and open space. The Blackwater Golf Club encompasses 129 acres and provides a golf course, driving range, tennis courts, swimming pool, and restaurant.

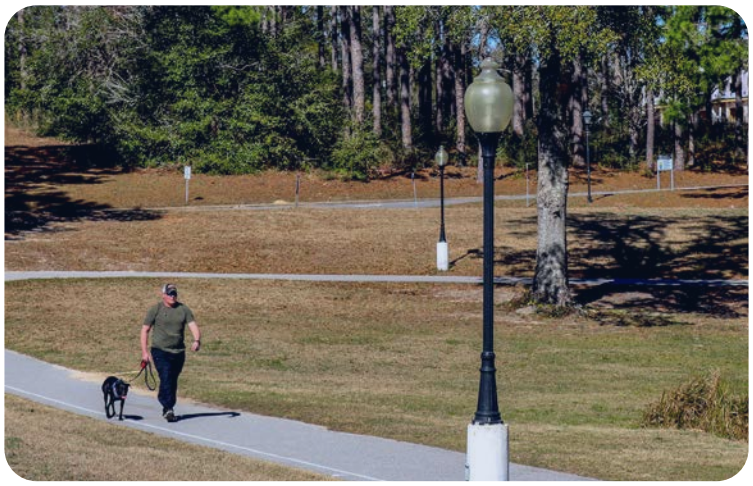
### 2.1.4 School Board Facilities

There are two sports complexes that are owned and managed by the School Board: Davidson Middle School Sports and Crestview Senior High School Sports. While there is no joint use agreement in place for use of these facilities, there is an interlocal agreement in place for future facility planning. The Public-School Facility Planning Agreement promotes opportunities to co-locate and share the use of school facilities and civic facilities.

### 2.1.5 Open Space Provision

Due to large areas of natural preservation within parks, as well as access to the river provided through various boat ramps, Crestview provides a notable amount of accessible open space. This is further explored in the Conservation Element.

## 2.2 Parkland and Recreation Facility Analysis



The inventory indicates that the City of Crestview contains approximately 128.70 acres of recreation and open space. Based on the population of 28,234, the total park acreage represents 4.5 acres of parkland per 1,000 residents. The current adopted level of service for parks is one acre per 1,000 people, which shows that Crestview is doing well at providing parkland for its residents.

### 2.2.1 Current Demand

#### *2.2.1.1 Park Demand*

Park acreage standards were compared to Crestview's population to estimate the current demand for park area. Table 2.2.1.1 identifies the existing demand for community and neighborhood parks. This analysis does not count the County-managed facilities which also provide access to the residents of Crestview.

To provide adequate and sufficient facilities due to high resident demand in the service area, a minimum acreage is established for each classification of parks. Analysis of the existing park area acreage and established best practice of neighborhood and community levels of service (2 acres/1,000 residents) shows the City having an existing neighborhood park deficit of 49.91 acres and a community park surplus of 79.3 acres. Currently, Crestview does not have adopted levels of service by park classification.

*Table 2.2.1.1 Current City Demand for Parks*

| Classification | Acres/1,000 Residents | Demand | Service Area | Population Served | Existing | Surplus/ (Deficit) |
|---|---|---|---|---|---|---|
| Neighborhood | 2.0 acres | 56.46 acres | 0.25 mile to 0.5 mile radius | Up to 10,000 | 49.66 acres | (6) |
| Community | 2.0 acres | 56.46 acres | 0.5 mile to 3 mile radius | Up to 25,000 | 79.04 acres | 6 |
| **Total Neighborhood and Community Park Acreage** | | | | | | **128.70** |

#### *2.2.1.2 Facility Demand*

Recreational facility demand represents the minimum level of service that will be provided by the City of Crestview to meet the basic facility needs required by the resident population. The needs are only the minimum facility needs of the resident population. Crestview may provide additional facilities based upon the analysis and need for new facilities. Table 2.2.1.2 identifies existing demand for the recreation facilities based on the City of Crestview July 1, 2022, Census population (28,234). The standards used here are based on national best practices since the City of Crestview does not currently have adopted levels of service standards for recreational facilities. This also does not account for facilities that could be shared like tennis and pickleball courts.

*Table 2.2.1.2 Recreation Facility and Facility Demand*

| Facility | Standard | Demand | Existing | Surplus/ (Deficit) |
|---|---|---|---|---|
| **Baseball/Softball Fields** | 1 field per 3,000 residents | 9 | 7 | (2) |
| **Basketball Courts** | 1 court per 5,000 residents | 5 | 7 | 2 |
| **Boat Ramps** | 1 ramp per 12,500 residents | 2 | 0 | (2) |
| **Disc Golf Courses** | 1 course per 10,000 | 2 | 1 | (1) |
| **Football Field/Stadiums** | 1 field per 10,000 residents | 2 | 1 | (1) |
| **Hiking/Exercise/Walking Trails** | 1 mile per 6,000 residents | 4 | 3 | (1) |
| **Playgrounds** | 1 area per 5,000 residents | 5 | 7 | 2 |
| **Splash Pads** | 1 area per 5,000 residents | 5 | 4 | (1) |
| **Tennis Courts** | 1 court per 2,000 residents | 14 | 3 | (11) |
| **Volleyball Courts** | 1 court per 8,500 residents | 3 | 1 | (2) |
| **Pickleball Courts** | 1 court per 2,000 residents | 14 | 8 | (6) |
| **Pickleball Courts** | 1 court per 2,000 residents | 14 | 8 | (6) |

## 2.2.2 Equitable Access to Recreation and Open Space

### *2.2.2.1 10-Minute Walk*

Approximately 34% of the population of the City of Crestview is within a 10-minute walk to parks and open space. When the percentage of people within a 10-minute walk is broken down by race/ethnicity, age, and income there are no significant differences across demographics.[1]

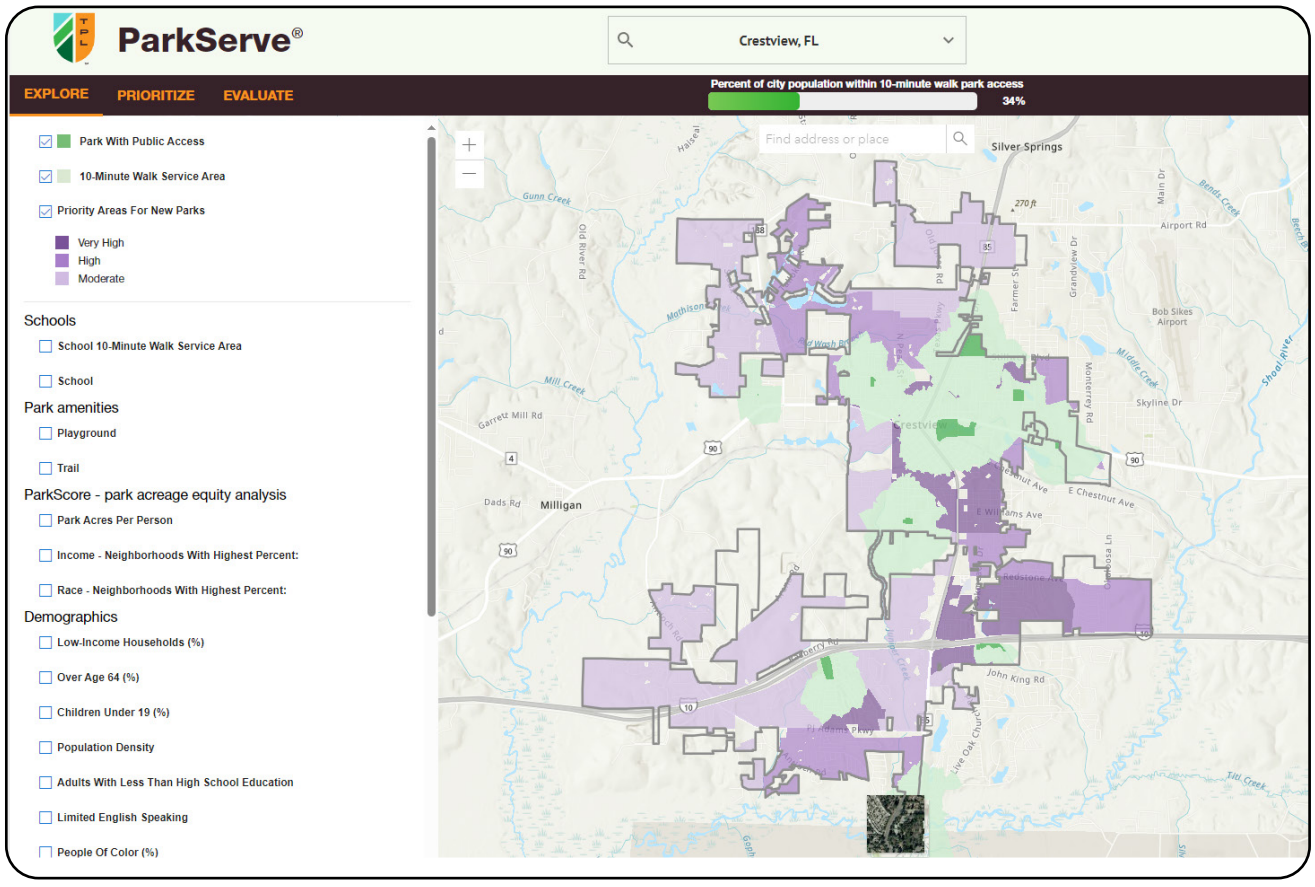
[1]*ParkServe with demographic information sourced from Esri 2022*

### *2.2.2.2 ParkServe*

ParkServe is a tool that evaluates a combination of factors to ensure equitable park distribution. ParkServe evaluates the following factors:

- Demographics including race/ethnicity, income, and age
- Heat Risk Priority Zones: Areas where relatively high land surface temperatures coincide with high densities of people outside of a 10-minute walk of a park. These areas represent where a new park and/or tree canopy cover could help mitigate heat risks.
- Urban Heat Island: Areas where thermal reflectance values are 1.25 degrees hotter than the selected city boundary.[2]
- Pollution: High respiratory hazard areas
- Poor mental health: Percent of respondents aged ≥18 who answered "no" to the following question: "During the past month, other than your regular job, did you participate in any physical activities or exercises such as running, calisthenics, golf, gardening, or walking for exercise."[3]
- Physical inactivity: Percent of respondents aged ≥18 who answered "no" to the following question: "During the past month, other than your regular job, did you participate in any physical activities or exercises such as running, calisthenics, golf, gardening, or walking for exercise."[4]

Using these demographics, ParkServe recommends priority areas for new parks. The ParkServe graphic shows these priority locations in dark purple.




[2] *Trust for Public Land's urban heat islands dataset, derived from Landsat 8 satellite imagery from summer 2022.*

[3] *CDC PLACES 2022*

[4] *CDC PLACES 2022*

#### *2.2.2.3 Individuals with Disabilities*

Parks and recreational facilities should be designed to accommodate the needs of those residents with disabilities and/or special needs. Parking facilities at parks should include ADA compliant parking spaces and active recreation facilities should contain accessible routes utilizing ramps as necessary to enable passive participation or spectating at events.

In addition, accessible routes should be provided to all types of amenities within a park, to the extent feasible. Special consideration should be given to improving access, including restroom design, whenever work is done to renovate or expand a park. Particular attention should be given to the simple amenities, such as picnic tables or water fountains, that can easily be improved to provide greater accessibility by a larger range of users.

#### *2.2.2.4 Aging Adults*

The recreational interests of seniors may vary from those of more active age groups. Ensuring an adequate mix of active and passive recreation opportunities is an important way to satisfy the needs of all age groups in the City. Investing in trends, such as pickleball, should be balanced with the long-term desires and financial sustainability of the City.

#### *2.2.2.5 Children*

Young children lack the size and strength to actively participate in certain recreational activities but can do so where special facilities are provided. A great example of a recreation activity for young children is a splash pad, which allows the children to safely enjoy the water activity. Playgrounds should also include equipment designed for various youth age groups when space allows, and accessibility should be provided and improved whenever possible.

# 3.0 Future Needs

## 3.1 Future Demand + Supply

### 3.1.1 Level of Service

Level of service (LOS) means the number of resources and facilities that are available to support an activity, expressed in terms of units of supply per 1,000 participants. Florida LOS standards were established by the State of Florida's 2019 Statewide Comprehensive Outdoor Recreation Plan (SCORP). Level of service standards are guidelines that define service areas based on population that support investment decisions related to parks, facilities, and amenities. LOS standards can and will change over time as industry trends and demographics change. LOS standards are to be used as a guide coupled with intimate knowledge of the needs and desires of the community.

#### *3.1.1.1 National Recreation and Parks Association (NRPA)*

While the level of service standards used to forecast supply and demand is included herein, it is also worth noting that NRPA now encourages using peer cities as benchmarks for metrics with the understanding that each jurisdiction has their own context to respond to. This means that the City of Crestview should use benchmarking to refine their level of service provision beyond the standards outlined in the SCORP. The City of Crestview is evaluated against other municipal agencies with 10-30 full time employees, 0-15 facilities, and 20,000-35,000 population size. This benchmarking is useful to see how the City of Crestview compares to peer cities. For example, the peer cities have a lower median population per amenity when it comes to dog parks and amphitheaters, but the City of Crestview is providing more basketball courts and playgrounds per person than peer cities.

*Table 3.1.1.1 Facility Demand Per Population – Crestview and Municipal Agencies*

| | Peer City A | Peer City B | Peer City C | Crestview |
|---|---|---|---|---|
| Operating expenditures per FTE | $81,366 | $86,234 | $114,464 | Data not provided |
| FTEs per 10,000 population | 5 | 6 | 9 | Data not provided |
| Acres of parks per 1,000 residents | 2 | 4 | 26 | 4.5 |
| Number of residents per park (of any size) | 2,407 | 3,000 | 4,714 | 3,529 |
| Average number of acres per park | 11 | 25 | 58 | 17.65 |
| Median population per recreation center | 17,399 | 25,144.5 | 30,000 | 28,234 |
| Median population per community center | 16,500 | 23,808 | 25,000 | 28,234 |
| Median population per nature center | 31,230 | 33,014.5 | 34,799 | 28,234 |
| Median population per performance amphitheater | 26,668 | 30,733.5 | 34,799 | 0 |
| Median population per playground | 3,479 | 6,246 | 11,000 | 4,033 |
| Median population per basketball court | 5,205 | 16,500 | 26,481 | 4,033 |
| Median population per skate park | 25,000 | 26,481 | 26,668 | 28,234 |
| Median population per dog park | 17,399 | 24,404 | 26,668 | 28,234 |
| Median population per baseball field | 6,246 | 8,889 | 11,599 | 4,033 |

### 3.1.2 Park Demand

The future park demand for the City of Crestview is based on the future population and the adopted LOS. Although this demand exercise is worthwhile, it is important to note that the City has very limited opportunity for new neighborhood or community parks as there is not much undeveloped land. However, there is opportunity to improve the existing parks. The anticipated park area demand and assessed surplus or deficit for the projected populations for the City of Crestview in 2030, 2040, and 2050 are provided in Table 3.1.2 using one acre per 1,000 people as the adopted LOS standard.

The City of Crestview has a surplus of parkland available for its residents at the current adopted LOS standard of one acre per 1,000 people. This analysis would be more impactful if the City of Crestview either changed LOS to provide more acres per person, or provided more detail based on park classification. This demand makes the assumption that no acreage will be acquired.

| Year | Population | Demand Acres | Existing Acres | Surplus/(Deficit) |
|---|---|---|---|---|
| 2022 | 28,234 | 28.2 | 128.70 | 100.5 |
| 2030 | 31,401 | 31.4 | 128.70 | 97.3 |
| 2040 | 34,545 | 34.5 | 128.70 | 94.2 |
| 2050 | 36,992 | 36.9 | 128.70 | 91.8 |

### 3.1.3 Future Facility Demand

The demand for future facilities will align with the current demand and as population grows the demand for each facility will grow at the standard rate. The standard is based on national best practice, but it is worth comparing this data with the NRPA Metrics to get a better understanding of how Crestview is providing recreational access.

### 3.1.4 Quality of Supply

The service that recreational facilities provide should be measured not only by the quantity available but also by the quality of the facility. Facilities that are in despair should be repaired as soon as possible because they can discourage use and therefore reduce the LOS provided by the City. Deteriorated facilities can also provide a location for unwanted activities and signalize that an area is not monitored or upkept. Therefore, recreational facilities that are underdeveloped also limit use by the community. Amenities which provide for a more fulfilling and enjoyable park visit should be provided to the extent desired by the community even though there is no established numerical standard. Additionally, as noted earlier in this report, the best way for the City of Crestview to improve their parks and recreation facilities is through improving the quality of the existing parks and recreation facilities.

## 3.2 Regional Needs

### 3.2.1 Statewide Comprehensive Outdoor Recreation Plan (SCORP) - 2019

The 2019 SCORP outlines state and federal agency outdoor recreation resources for the Northwest planning region of Florida as defined by SCORP. The City of Crestview is in the Northwest Planning Region.

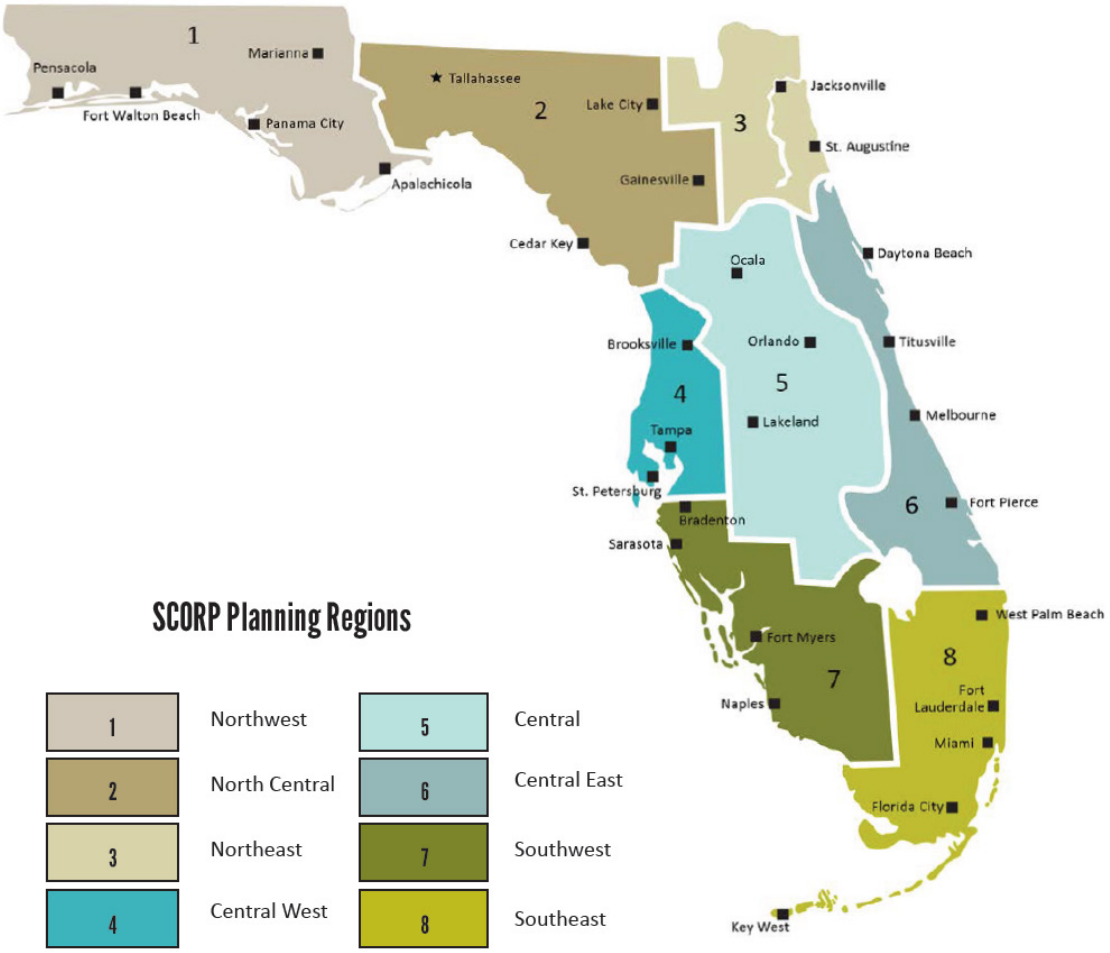



*Figure 1. SCORP Planning Regions*
*Taken from the 2019 SCORP.*

Table 3.2.1.1 shows the area (in acres) of recreation land within the Northwest. Other agencies, including the County and State, provide a variety of recreation opportunities and open space access beyond the city boundary the City of Crestview residents utilize.

### Table 3.2.1.1 Outdoor Recreation Resources

| Region | # of Recreation Areas | Land (Acres) | Water (Acres) | Acres Total |
|---|---|---|---|---|
| **Federal Agency Outdoor Recreation Resources** | | | | |
| 1,143,829 | 2,653 | 1,146,482 | | |
| **State Agency Outdoor Recreation Resources** | | | | |
| 880,056 | 359,257 | 1,239,313 | | |
| **Local Agency Outdoor Recreation Resources** | | | | |
| 9,639 | 824 | 10,463 | | |

Household participation rates and estimates of resident and tourist populations were used to calculate Florida's top outdoor recreation activities by household participation for 2016-2017. Table 3.2.1.2 shows the participation rates for residents and tourists for the entire Northwest region. There is not a significant difference of what residents participate in compared to tourists. The City of Crestview can use this information to plan future facilities, perhaps expanding opportunities to visit historic sites, do outdoor fitness, or larger natural reserves that could be used for wildlife viewing.

[5]*This number includes the City and County provided parks and facilities discussed above.*

### Table 3.2.1.2 Household Participation Rates

| Activity | Residents | Tourists |
|---|---|---|
| Outdoor Fitness/Walking/Jogging | 68% | 58% |
| Wildlife Viewing | 61% | 59% |
| Saltwater Beach Activities | 54% | 59% |
| Visiting Historical Sites | 46% | 44% |
| Picnicking | 44% | 47% |
| Hiking | 42% | 47% |
| Swimming (outdoor pools) | 38% | 50% |
| Bicycling | 37% | 32% |
| Saltwater Fishing | 36% | 30% |
| Freshwater Fishing | 34% | 22% |

According to the participation study, 95% say that outdoor recreation is important to them. This includes 61% who think it is very important and 34% who think it is somewhat very important. The participation survey found that 81% of Florida residents are satisfied with outdoor recreation opportunities in the county in which they live in. Table 3.2.1.3 shows the overall satisfaction with recreational opportunities, the overall satisfaction with the quality of recreational facilities, and the satisfaction with the quantity of recreational facilities for residents in the Northwest region.

### Table 3.2.1.3 Overall Satisfaction with Recreation for the Northwest Region

| Overall Satisfaction with Recreational Opportunities – Northwest Region | |
|---|---|
| **Satisfaction Level** | **Percentage** |
| Very Satisfied | 35.7% |
| Somewhat Satisfied | 45.4% |
| Neither Satisfied nor Dissatisfied | 11.2% |
| Somewhat Dissatisfied | 6.3% |
| Very Dissatisfied | 1.5% |
| **Overall Satisfaction with Quality of Recreational Facilities – Northwest Region** | |
| Very Satisfied | 25.8% |
| Somewhat Satisfied | 46.1% |
| Neither Satisfied nor Dissatisfied | 19.8% |
| Somewhat Dissatisfied | 3.0% |
| Very Dissatisfied | 5.2% |
| **Overall Satisfaction with Quantity of Recreational Facilities – Northwest Region** | |
| Very Satisfied | 21.1% |
| Somewhat Satisfied | 38.5% |
| Neither Satisfied nor Dissatisfied | 27.2% |
| Somewhat Dissatisfied | 7.6% |
| Very Dissatisfied | 5.7% |

### 3.2.1.1 Trails

Residents were then asked what recreational facilities they would like to see built or provided in the county in which they live in. The top five desired facilities are as follows:

1. Hiking/walking/trails
2. Biking paths/trails
3. Nature/interpretive trails
4. Community parks
5. Wildlife viewing areas/overlooks

Of the top three desired recreational facilities, the Northwest currently has 62 miles of paved bike trails, 263 miles of unpaved bike trails, 576 miles of hiking trails, 143 miles of jogging trails, and 248 miles of nature trails. The number of facilities and mileage of those facilities are very low compared to other regions in the state.

Of the recreation resources offered, the National Trail System provides a total of 44 trails including roughly 620 miles of land-based trails and 2,439 miles of paddling trails in Florida SR.

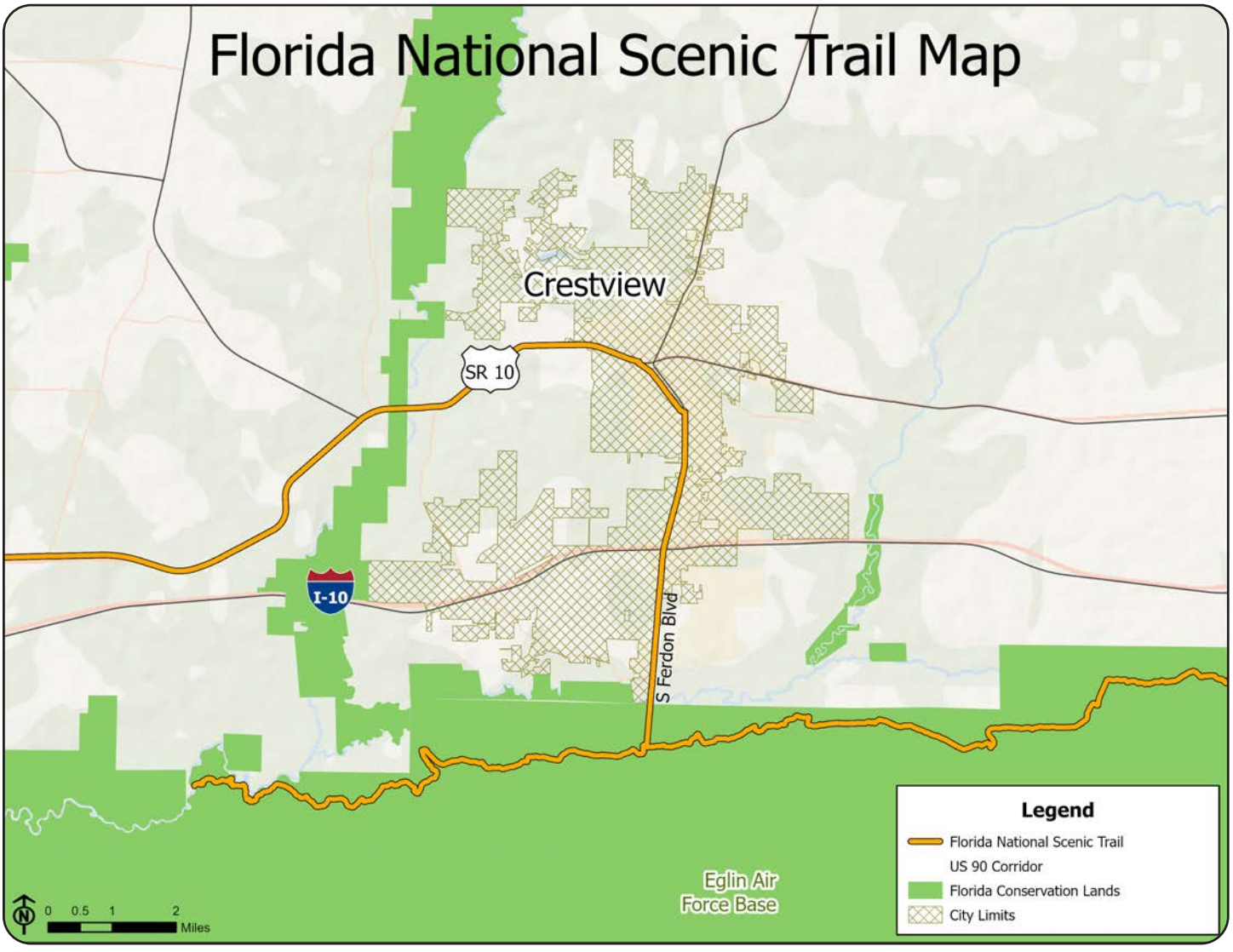



*Figure 2. Florida National Scenic Trail Map*
*Kimley-Horn, 2023*

### 3.2.1.2 Florida Outdoor Recreation Inventory

Florida Department of Environmental Protection (FDEP) Office of Park Planning is responsible for maintaining the Florida Outdoor Recreation Inventory (FORI). The FORI is a comprehensive inventory of the existing outdoor recreation resources and facilities in Florida. The FORI inventory contains the known outdoor recreation resources and facilities reported to FDEP by federal, state, county and municipal governments, commercial enterprises, non-profit organizations, and clubs. The FORI map shows the State, County and Municipal Areas, and Commercial – Non-Profit Areas within the City of Crestview. The City of Crestview should continue to collaborate with FDEP to ensure all municipal areas are accounted for in the FORI. The Commercial – Non-Profit Areas shown are country clubs and private fishing amenities.

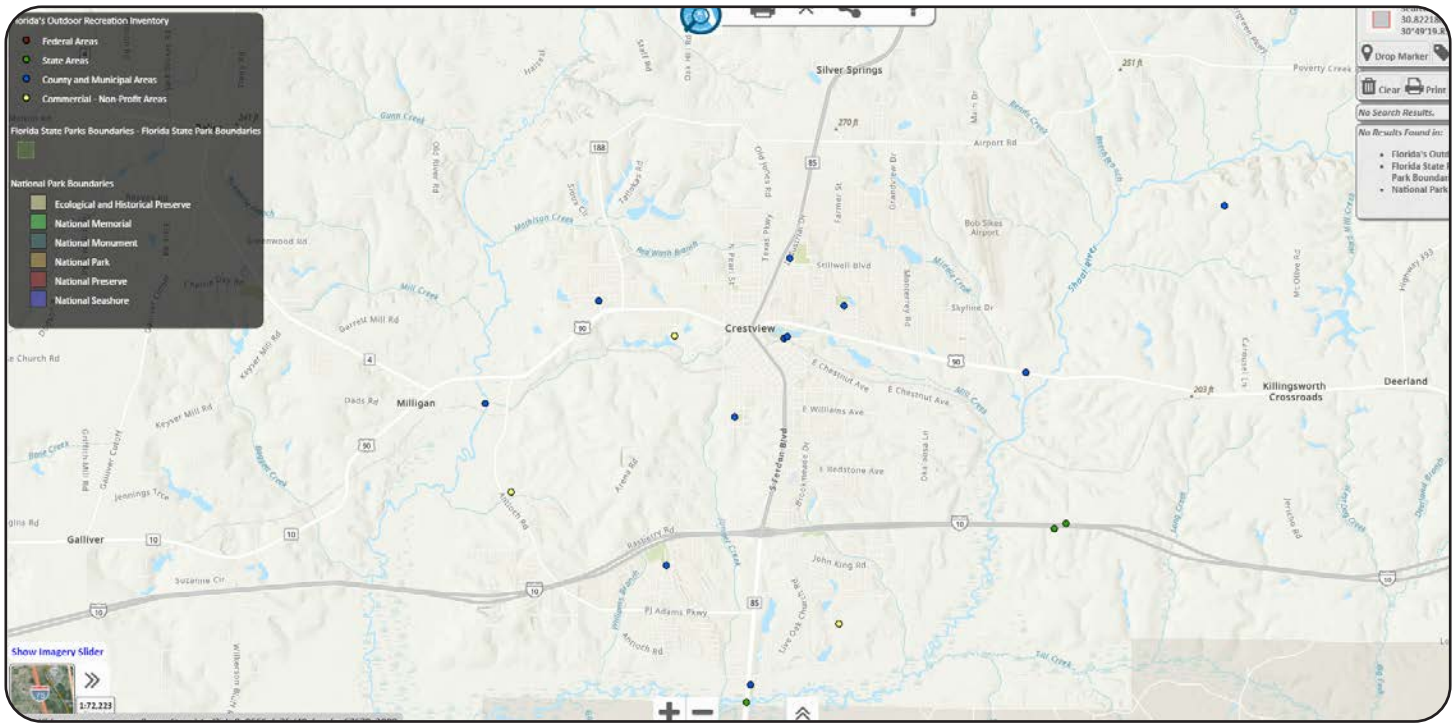



*Figure 3. Florida Outdoor Recreation Inventory Map*
*Image taken from https://ca.dep.state.fl.us/mapdirect/?focus=outdoorrecinv*

## 3.2 Future Park Planning

### 3.2.1 Master Plan

The City of Crestview Community Recreation and Enrichment Services (CRES) operates an extensive network of social and recreational activities for City and County residents. The CRES is committed to providing quality programs and opportunities. The City aims to enhance its natural spaces to allow citizens to pursue leisure activities, such as recreational, educational, and athletics, that promote positive community vibes. Implementation of a Parks, Open Space, and Trails Master Plan would allow the City to continue their efforts by enhancing current facilities and conducting studies to survey any recreation gaps the City may currently have. As part of that effort, or another effort from City staff, audits and surveys are great ways to monitor the quality of the City parks, the level of resident satisfaction with existing facilities, and identify any gaps requiring attention.

### 3.2.2 2020 CRA Strategic Plan

The CRA Strategic Plan has two objectives within their plan that promote the creation and maintenance of parks and open space. Master Plan Objective A15 promotes the development of green space, open space parks, and public plaza programs to promote connectivity within the community; this was achieved through the implementation of the Wilson Street Park.

### 3.2.3 Land Acquisition Funding Mechanisms

#### *3.2.3.1 Development Fees*

While the City of Crestview does not have a park impact fee, the City does collect various other fees from its park and recreation resources for rentals of a variety of spaces. In the city land development code (LDC), any subdivision with more than ten lots is required to either build a park or the applicant must pay 5% of the predevelopment land value as a recreation fee (LDC 6.07.00(F)(2)). The City's current Comprehensive Plan also enables such collection for multi-family projects though it is not utilized (Policy 12.A.3.7).

#### *3.2.3.2 The Florida Communities Trust (FCT)*

The FCT was established in 1989 to help local governments preserve parks, open space, beaches, and natural areas. The FCT aids local governments in implementing their comprehensive plans through the acquisition of land and utilize funds from the Florida Forever Program. Matching and full grants are provided to local governments through a competitive application process.

The Parks and Open Space Florida Forever grant program provides local level funding to governments and eligible non-profit environmental organizations to aid in the acquisition of community-based parks, open space, and greenways to further enhance outdoor recreation and natural resource protection needs. This grant program requires local governments to provide a minimum of 25% match. Non-profit environmental organizations and small local governments (municipalities with a population less than 10,000 and counties with a population less than 75,000) are exempt.

#### *3.2.3.3 The Recreational Trails Program (RTP)*

The RTP is a federal grant program that is funded by the Federal Highway Administration (FHWA) and is administered at the state level by the Florida Department of Environmental Protection. The RTP[6] provides financial assistance to help in the development of trails, trailheads, and trailside facilities. Eligible applications can be accepted from the city, county, state, and federal governments, and organizations approved by the state, or state and federally recognized Indian Tribal governments.

#### *3.2.3.4 Florida Recreation Development Assistance Program (FRDAP)*

The FRDAP is a state competitive grant program providing financial assistance to local governments to develop or acquire land for public outdoor recreational purposes. Eligible participants include all county governments, municipalities, and other legally constituted local government entities. In the past 16 fiscal year funding cycles, 1,805 projects have received funding.

[6] *https://floridadep.gov/lands/land-and-recreation-grants/content/recreational-trails-program*

# 4.0 Recommendations

From pickleball courts to baseball fields, the many park amenities available to Crestview residents provides them with a space to improve their physical and mental wellbeing. According to the Evaluation and Appraisal Report, policies need to be created and implemented to preserve the existing public open spaces throughout Crestview. Establishing new community programs for residents to partake in within these spaces will further establish community involvement in the current facilities. New multimodal trails within the City could also attract existing residents and visitors throughout the county to explore the amenities.

## 4.1 Recommendations from the Evaluation Appraisal Report

- Policy needed in the Future Land Use Element that support the Recreation and Open Space Element about the impact of urban sprawl on public open space and natural lands.
- Policy needed in the Conservation Element that aligns with the Recreation and Open Space Element about protecting identified natural reservations.

## 4.2 Other Recommendations

- Perform a comprehensive parks and recreation master plan by 2025.
- Expand recreational programs for older adults.
- Create more inclusive programming for individuals with different abilities.
- Apply for grant funding to complete planning, design, and/or construction along the SUN Trails segment on US 90.
- Complete trail feasibility study on US 90 to increase walking/hiking/jogging/bicycling path options within the City.
- Apply for grants from the Recreational Trails Program to help develop trails, trailheads, and trailside facilities.
- Complete an amphitheater feasibility study.
- Update land development code to enable collection of recreation and parks fee for multi-family projects.

Chapter 5

# CONSERVATION

# 1.0 Introduction

The purpose of this analysis is to provide the information and data necessary to promote the Goals, Objectives, and Policies of the Conservation Element. The protection of natural resources and energy conservation is an important component of the Comprehensive Plan.

The conservation, use, and protection of natural resources within and in the vicinity of Crestview is directed by §163.3177(6)(b). These include: "air, water, water recharge areas, wetlands, water wells, estuarine marshes, soils, beaches, shores, flood plains, rivers, bays, lakes, harbors, forests, fisheries and wildlife, marine habitat, minerals, and other natural and environmental resources including factors that affect energy conservation." Each of these will be discussed herein, with the exception of those resources that are related to estuarine marshes, bays, beaches, and marine habitats since Crestview is inland from any saltwater bay or the Gulf of Mexico.

## 1.1 Alignment with the Strategic Plan

One of the "key highlights" listed in the Strategic Plan (2023-2028) is "A commitment to sustainability and civic responsibility, making a positive impact on our local society and the environment". Community character is the base of the experiential values core values, which includes environmental considerations that impact quality of life. Additionally, "community character" was identified as a strength of Crestview. These emphasized factors can all be attributed to the quality of air, water, and other natural resources in Crestview. Policies which are included in the Conservation Element will assist in the preservation of these environmental characteristics.

# 2.0 Existing Conditions

## 2.1 Air Resources[1]

Ambient air is generally defined as "that portion of the atmosphere near ground level and external to buildings or other structures." Because of its importance to human health and the environment, standards have been established for air contaminants based on federal standards for ambient air quality. Ambient air quality is primarily monitored statewide through the Department of Environmental Protection (FDEP) Division of Air Resources Management with standards established by the Environmental Protection Agency (EPA). The FDEP subsequently submits the air monitoring data to the EPA. The DEP Office of Air Monitoring is the Primary Quality Assurance Organization in Florida.

Although DEP provides several Local Air Programs for higher populated areas such as Miami-Dade County, DEP also operates an air quality monitoring network to provide generalized air quality data across the state. The location nearest Crestview is the Okaloosa monitoring site, identified as Site Number A091-0003 located in Fort Walton Beach.[2]

[1] *Technical data retrieved from https://floridadep.gov/air/air-monitoring/content/about-air-monitoring*

[2] *Florida Department of Environmental Protection, Office of Air Monitoring, Monitoring Map Spreadsheet, April 2023*

### Table 2.1.1 Okaloosa County Monitored Pollutants – 10 Highest Daily Averages

| Pollutant | Measure |
|---|---|
| O3 – Ozone | 63 PPB[1] |
| PM10 - Particulate Matter | 74.9[2] µg/m[2] |

*Source: https://floridadep.gov/air/air-monitoring accessed September 2023*
*[1]Number shown is max eight-hour average*
*[2]Daily Average*

The natural concentration of ozone is about ten (10) parts per billion (PPB). According to the EPA, exposure to ozone levels of greater than 70 PPB for eight (8) hours or longer is unhealthy. On October 1, 2015, the EPA amended the primary eight-hour ozone standard to 0.070 parts per million from 0.075.

The above pollutants monitored are referred to as criteria air pollutants. It is important to realize that this monitor is an average and dependent upon local conditions. For current conditions, the City can monitor Okaloosa County's current air quality, updated hourly, at www.airnow.gov. For example, on September 14, 2023, the following report in Table 2.1.2 was made from the monitoring station in Stillwell Park in Fort Walton Beach on September 14, 2023 at 10:00 AM. An ozone level of 14 and a PM10 level of 18 is considered good air quality. Ozone levels measured between 51 - 100 are considered moderate, and 101 – 150 are considered unhealthy for sensitive groups. Occurrences that can cause a degradation of air quality include smoke from wildfires and pollutants (particles and gases emitted by vehicles and some industrial uses).

### Table 2.1.2 Okaloosa County Ozone and Particle Pollution Levels

| Pollutant | NowCast AQI |
|---|---|
| Ozone | 14 |
| $PM_{2.5}$ | |
| $PM_{10}$ | 18 |

*Source: https://www.airnow.gov/?city=Crestview&state=FL&country=USA*

Crestview can assist in the retention of good air quality standards by including policies to reduce vehicle miles traveled through development standards and practices. This can include requirements or incentives for developers to plan the built environment with a mixture of uses within the same structure (vertically) or within a close walking or bicycling distance from other uses (horizontally) in a dense fashion.

*[2] Florida Department of Environmental Protection, Office of Air Monitoring, Monitoring Map Spreadsheet, April 2023*

*[3] Letter to the Honorable Rick Scott, December 20, 2017 from Onis Trey Glenn, Regional Administrator, U.S. EPA, Region 4*

## 2.2 Water Resources Including Rivers, Lakes, and Shorelines

The Yellow River, which is located at some of the western parts of the City limits, and the Shoal River, which joins into the Yellow River south of Crestview, are major rivers adjacent to Crestview.

The Yellow River is a 92-mile-long river that flows on the western edge of Crestview, toward Blackwater Bay and into Pensacola Bay. It has a sandy bottom with large sandbars. The 56 miles between SR 2 and SR 87 is designated as the Yellow River Paddling Trail.[4] The Shoal River, which is to the east and south of Crestview with some parts at the city limit boundary, lies entirely within Florida and has a length of 33 miles.

The Yellow and Shoal Rivers provide critical habitat for several species of threatened and endangered freshwater mussels, including the Choctaw bean *(Villosa choctawensis)*, narrow pigtoe *(Fusconaia burkel)*, southern sandshell *(Hamiota australis)*, and fuzzy pigtoe *(Pleurobema strodeanum)* in the Yellow River system.[5]

Every waterbody within Florida falls within one of five surface water categories. These include the following:

- Class I: Potable water supplies
- Class II: Shellfish propagation or harvesting
- Class III: Fish consumption, recreation, propagation and maintenance of a healthy, well-balanced population of fish and wildlife
- Class IV: Agricultural water supplies
- Class V: Navigation, utility and industrial uses

Within Okaloosa County, the only water bodies that have a Class I, II, III, IV, or V designation are the Choctawhatchee Bay and tributaries, Rocky Bayou, and Santa Rosa Sound which are all designated as a Class II.

Outside of the above classifications, a waterbody may be designated as an Outstanding Florida Water (OFW) or an Outstanding National Resource Water (ONRW). This assignment is not a separate classification of those surface water classifications noted above, and is designated by DEP. An OFW is one that has been deemed worthy of special protection because of factors that can include exceptional water quality or exceptional ecological, social, educational, or recreational value. All waters within the state park system, for example, are designated as an OFW.

Any waterbody designated as an OFW or ONRW cannot have a classification action or change in designation that would result in the degradation of water quality.[6] The Shoal River is designated by Florida Administrative Code Rule as a Special Water, and therefore by default is also an Outstanding Florida Water.[7] Accordingly, additional protection measures in the Comprehensive Plan should be awarded to this waterbody.

Efforts should be made in Crestview's policy to protect water quality on these rivers. These include surface water runoff measures, water quality considerations including the usage of fertilizers, and any measure that will prevent surface water withdrawal of these rivers from current and historical measures indicated in Table 2.2.1. Measures including water reuse, xeriscaping, and the planting of native vegetation which requires less supplemental watering and little fertilizer should be considered.

[4] *https://myfwc.com/fishing/freshwater/sites-forecasts/nw/blackwater-and-yellow-rivers/*

[5] *Pensacola Bay System SWIM Plan, Northwest Florida Water Management District, Table 2-1, pg. 13.*

[6] *Rule 62-302.400 Florida Administrative Code*

[7] *Rule 62-302.700(9), Florida Administrative Code*

### Table 2.2.1 Average Annual Flows of the Yellow and Shoal Rivers

| River | Period of Record | Average Annual Discharge (cubic feet per second) |
|---|---|---|
| Yellow River | 1938 - 2016 | 1,147 |
| Shoal River | 1938 - 2017 | 1,094 |

*Source: Pensacola Bay System SWIM Plan, Northwest Florida Water Management District, Table 2-1, pg. 7.*

## 2.3 Water Recharge Areas

The Florian aquifer system is the primary source of ground water in Okaloosa County.[8] Crestview's water source is "ground water from eight wells that draw from the Floridan Aquifer."[9] Water demand within Crestview is not driven by agriculture needs but by population. Land use conversion from agriculture is directly related to population increases, and if climate variability becomes more extreme, additional consumption should be anticipated.

The nearest high-aquifer recharge area is on the west boundary of the Yellow River and extends westward to the Blackwater River in Milton and is referred to as the "inland" Sand-and-Gravel Aquifer.[10] "This aquifer has a high recharge rate and is capable of providing regionally-significant quantities of water." Currently, this area is not within the City limits. However, if Crestview continues annexation west of the Yellow River, protective policies must be incorporated into the plan in order to ensure high recharge rates of the floodplains of the Yellow River and adjacent low lands.

[8] *U.S. Department of Agriculture, Natural Resources Conservation Service, Soil Survey of Okaloosa County, FL, pg. 5*

[9] *City of Crestview, 2020 Annual Drinking Water Report, pg. 1*

[10] *Pensacola Bay System SWIM Plan, Northwest Florida Water Management District, pgs. 11-12.*

## 2.4 Wetland Resources

In Florida, wetlands are defined by Rule 62-340, Florida Administrative Code and by Section 373.019(25), F.S. For reference, "wetlands" are defined as:

> *"….those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils."*

The definition continues to describe prevalent vegetation within a wetland, and a description which includes areas such as swamps, marshes, bayheads, bogs, cypress domes and stands, sloughs, wet prairies, riverine swamps and marshes, among other similar areas.

For comparison, the current Comprehensive Plan definition of "wetland" is:

> *"land that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and under normal circumstances does or would support, a prevalence of vegetation, typically adapted for life in saturated soil conditions. For the purposes of this Plan, wetlands shall be those areas so designated and regulated by either the Army Corps of Engineers of the Florida Department of Environmental Protection, or both."*

According to the National Wetlands Inventory, wetlands within Crestview primarily lie adjacent to flowing water bodies such as the Yellow River, the Shoal River, and their tributaries (See Figure 2.4.1). These areas are considered floodways as indicated on the FEMA FIRMs (see Section 2.7 following). Permits issued in the regulatory floodway involve review by FEMA. Accordingly, a FEMA No-Rise Certification is required for any fill activity within a floodway. Alternatively, a property owner may apply directly to FEMA to change the boundary of the regulatory floodway. This process is outlined on the FEMA website and includes avenues such as a Letter of Map Amendment or Map Revision.

According to a geographic information system analysis conducted in August of 2023, Crestview has 2,279 acres of wetlands within the city limits. This analysis used the National Wetlands Inventory data and parcel data. This constitutes approximately 18% of the total land area within the city limits. Categorized by Future Land Use category, 25% of the wetland acres are designated as "Residential" on the Future Land Use Map.

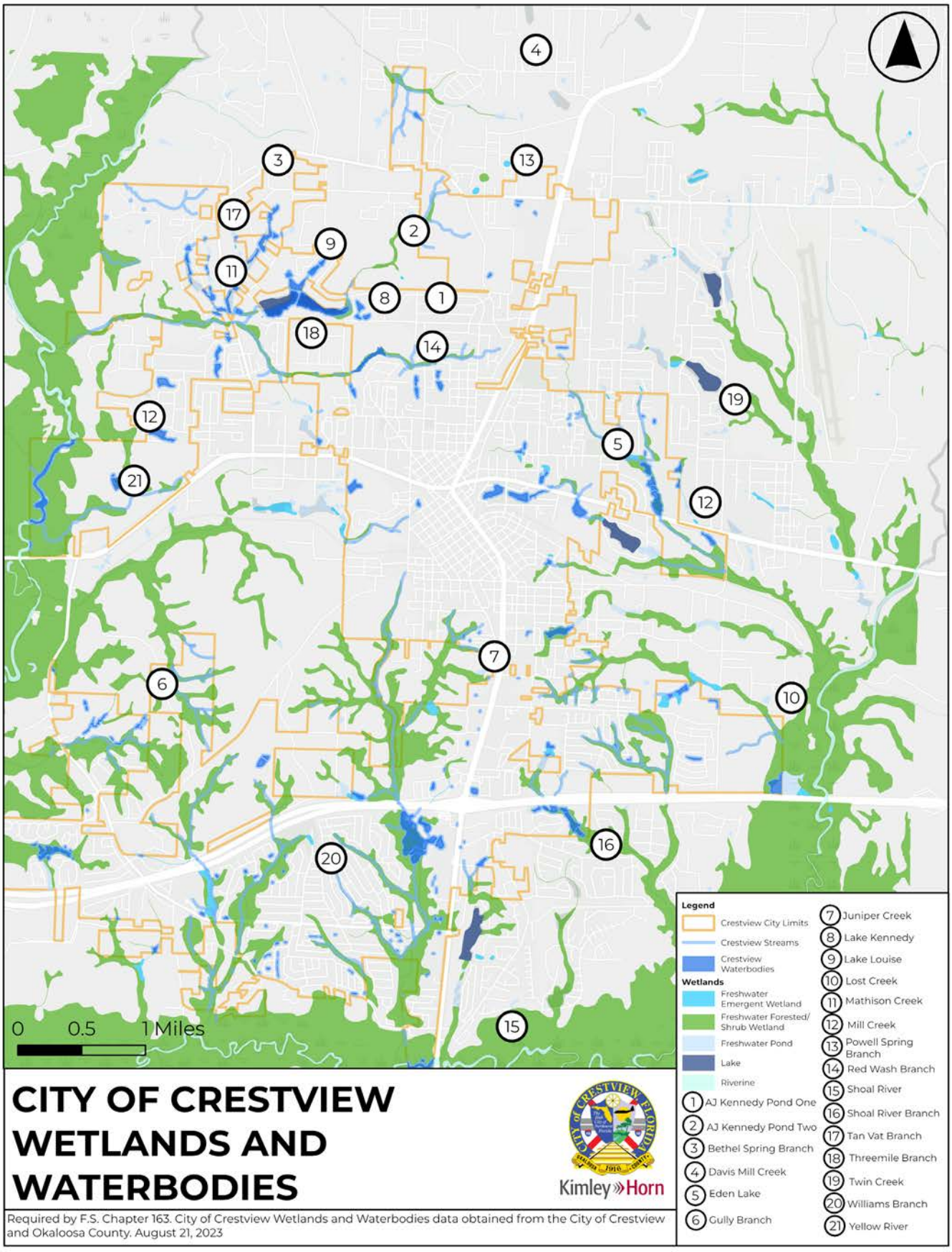

0 0.5 1 Miles
Legend
Crestview City Limits
Crestview Streams
Crestview Waterbodies
Wetlands
Freshwater Emergent Wetland
Freshwater Forested/ Shrub Wetland
Freshwater Pond
Lake
Riverine
1 AJ Kennedy Pond One
2 AJ Kennedy Pond Two
3 Bethel Spring Branch
4 Davis Mill Creek
5 Eden Lake
6 Gully Branch
7 Juniper Creek
8 Lake Kennedy
9 Lake Louise
10 Lost Creek
11 Mathison Creek
12 Mill Creek
13 Powell Spring Branch
14 Red Wash Branch
15 Shoal River
16 Shoal River Branch
17 Tan Vat Branch
18 Threemile Branch
19 Twin Creek
20 Williams Branch
21 Yellow River
CITY OF CRESTVIEW WETLANDS AND WATERBODIES
Kimley»Horn
Required by F.S. Chapter 163. City of Crestview Wetlands and Waterbodies data obtained from the City of Crestview and Okaloosa County. August 21, 2023

Table 2.4.1 National Wetland Inventory Acres by Future Land Use Category, August 2023

| FLU Category | Total | Within National Wetland Inventory Areas | Percent of Category Total |
|---|---|---|---|
| Residential | 4,882.56 | 558.72 | 11% |
| Mixed Use | 1,685.37 | 346.15 | 21% |
| Commercial; Total | 2,448.63 | 479.94 | 20% |
| Commercial; MU Zone | 11.99 | 0.25 | 2% |
| Commercial; C-1 Zone | 912.66 | 153.92 | 17% |
| Commercial; C-2 Zone | 1,523.98 | 325.77 | 21% |
| Industrial | 50.44 | 0.01 | 0% |
| Public Lands | 1,027.31 | 171.65 | 17% |
| Conservation | 324.25 | 243.01 | 75% |
| | **TOTAL** | **2,279.42** | |

*Source: City of Crestview and the National Wetlands Inventory*

Wetlands ideally should be designated as "Conservation" on the Future Land Use Map in order to protect the natural resource from development encroachment. However, low value wetlands are often impacted, which is standard practice with appropriate permitting. Because so many of the wetlands within Crestview are part of or adjacent to floodways, it is important to include policies to protect the floodways from development or fill.

Florida law requires an Environmental Resource Permit (ERP) Program authorization when activity occurs in uplands that generates stormwater runoff from upland construction, as well as dredging and filling any wetlands or surface waters. The following factors are evaluated when a determination of the issuance of an ERP is made.[12]

1. Whether the activity will adversely affect the public health, safety, welfare, or the property of others;
2. Whether the activity will adversely affect the conservation of fish and wildlife, including endangered or threatened species, or their habitats;
3. Whether the activity will adversely affect navigation or the flow of water or cause harmful erosion or shoaling;
4. Whether the activity will adversely affect the fishing or recreational values or marine productivity in the vicinity of the activity;
5. Whether the activity will be of a temporary or permanent nature;
6. Whether the activity will adversely affect or will enhance significant historical and archaeological resources under the provisions of S. 267.061; and
7. The current condition and relative value of functions being performed by areas affected by the proposed activity.

These permits are processed through the DEP local office, or through the Northwest Florida Water Management District. Crestview considers the ERP process during development review, and references the ERP in Infrastructure Element Policy 10.C.2.3 (2020) where the design and performance standards of the ERP are adopted by Crestview.

An amendment to Conservation Element Policies 11.A.4.3 and 11.A.4.4 (2020) must be made in order to be consistent with Section 166.033(5), F.S. where a development permit or development order cannot be restricted from issuance based upon the applicant's submission to Crestview of all state and federal permits.

[12]*Section 373.414(1)(a), Florida Statutes*

## 2.5 Water Wells

As mentioned in Section 2.3, Crestview withdraws water for its citizens via eight water wells from the Floridan Aquifer. The public water system is reported to the DEP. The wells are identified as follows:

### Table 2.5.1 Public Water Supply Wells Operated by the City of Crestview, 2022 Report

| Well ID | City ID | Well depth (in feet) | Location | Year Drilled | Design Capacity | Population Served |
|---|---|---|---|---|---|---|
| 1013 | Well #3 | 710 | E. Edney Ave | 1973 | 9,936,000 | 32,309 |
| 1014 | Well #4 | 900 | Field Ave. | 1966 | 9,936,000 | 32,309 |
| 1015 | Well #5 | 630 | N. Lloyd St. | 1980 | 9,936,000 | 32,309 |
| 31078 | Well #7 | 735 | Brookmeade Dr. | 2003 | 9,936,000 | 32,309 |
| 26078 | Well #6 | 618 | Ashlely Dr/PJ Adams Pkwy | 1997 | 9,936,000 | 32,309 |
| 36278 | Well #8 | 700 | Whitehurst Ln. | 2006 | 9,936,000 | 32,309 |
| 47648 | Well #10 | 724 | Industrial Dr. | 2009 | 9,936,000 | 32,309 |
| 62783 | Well #9 | 806 | Old Bethel Rd. | 2013 | 9,936,000 | 32,309 |

*Source: https://prodapps.dep.state.fl.us/swapp/Welcome/detailsByPublicOutreachDate/1460182/10012022*

The following wells are operated by Auburn Water System, which also serves City residents on the north end of the City:

### Table 2.5.2 Public Water Supply Wells Operated by Auburn Water Supply, 2022 Report

| Well ID | Auburn WS ID | Well depth (in feet) | Location | Year Drilled |
|---|---|---|---|---|
| 2583 | Well #5 - Farmers | 673 | Farmers St. | 1991 |

*Source: https://prodapps.dep.state.fl.us/swapp/Welcome/detailsByPublicOutreachDate/1460182/10012022*

The DEP also reports potential contaminate sources. These include two petroleum storage tanks. One is owned by the Okaloosa County School Board potentially impacting Well #5, and the other is a residential tank potentially impacting Well #4. Both tanks have a "low" concern level with a susceptibility score of 4.16.[13] This determination is based upon the probability of contaminants released to the ground at the surface, with the ability to enter the public water supply system. The determination is based upon the following factors, which are assigned a value:

- Health effects (toxicity and potential cancer risk) of a chemical of concern,
- Leaching potential (mobility) of a chemical of concern,
- Protection provided by the underlying geologic materials, and
- Operating practices and design of the potential source(s) of contamination.

To prevent the risk of public water supply contamination, Crestview protects wellheads with a permitted capacity of 100,000 gallons per day or more with a wellhead protection area by a diameter of 200 feet around the potable water well "where no other land use is permitted." This is simply regarded within the definitions section. Additional policy/policies should be included in the Conservation Element to regulate uses within the defined wellhead protection area. Policies may include those that limit land uses and impervious surface coverage within the protection area. Topography should be included in the consideration of the boundary, rather than a simple radius, as water flows in a downward fashion, and fluid contaminations may not necessarily flow in all directions of the radius.

[13] *https://prodapps.dep.state.fl.us/swapp/Welcome/detailsByPublicOutreachDate/1460182/10012022*

Additionally, as water conservation measures to reduce the need to withdraw from the Floridan Aquifer, the City should look to alternative water supply sources such as reuse for treated wastewater, and study the feasibility of stormwater collection to augment non-potable water needs.

## 2.6 Soil Resources and Minerals

Soils are determined by fieldwork by the U.S. Department of Agriculture, Natural Resources Conservation Service and are produced as a soil survey by county. The general description of Crestview is that it lies within the "Western Highlands subdivision of the Northern Highlands [which is] characterized by gently sloping plateaus at the relatively higher elevations separated by lower, large stream valleys."[14] Within the vicinity of Crestview, the primary soil is Troup-Lakeland-Bonifay which is labeled as map unit "13" on Figure 2.3.1 below.[15]

Another soil type within the vicinity is Orangeburg-Lucy, and is denoted as map unit "12" on the same figure noted. Finally, those soils immediately adjacent to the Shoal River and the Yellow River include those denoted as map unit "8" in Figure 2.6.1 and are classified as Kinston-Johnston-Bibb and a small amount of Dorovan, depicted as map unit "6" in the figure. These map units delineate a soil that dominates an area of more than one type of soil.

These soils are described as follows, which are excerpts from the Okaloosa County Soil Survey:

**Troup-Lakeland-Bonifay:** This unit consists of deep, loamy and sandy soils in the uplands. These soils are in the north-central part of the survey area. Troup soils are well drained, Lakeland soils are excessively drained, and Bonifay soils are well drained. Most areas of this soil type are used for the production of timber or for pasture for forage. Suitable for urban development.

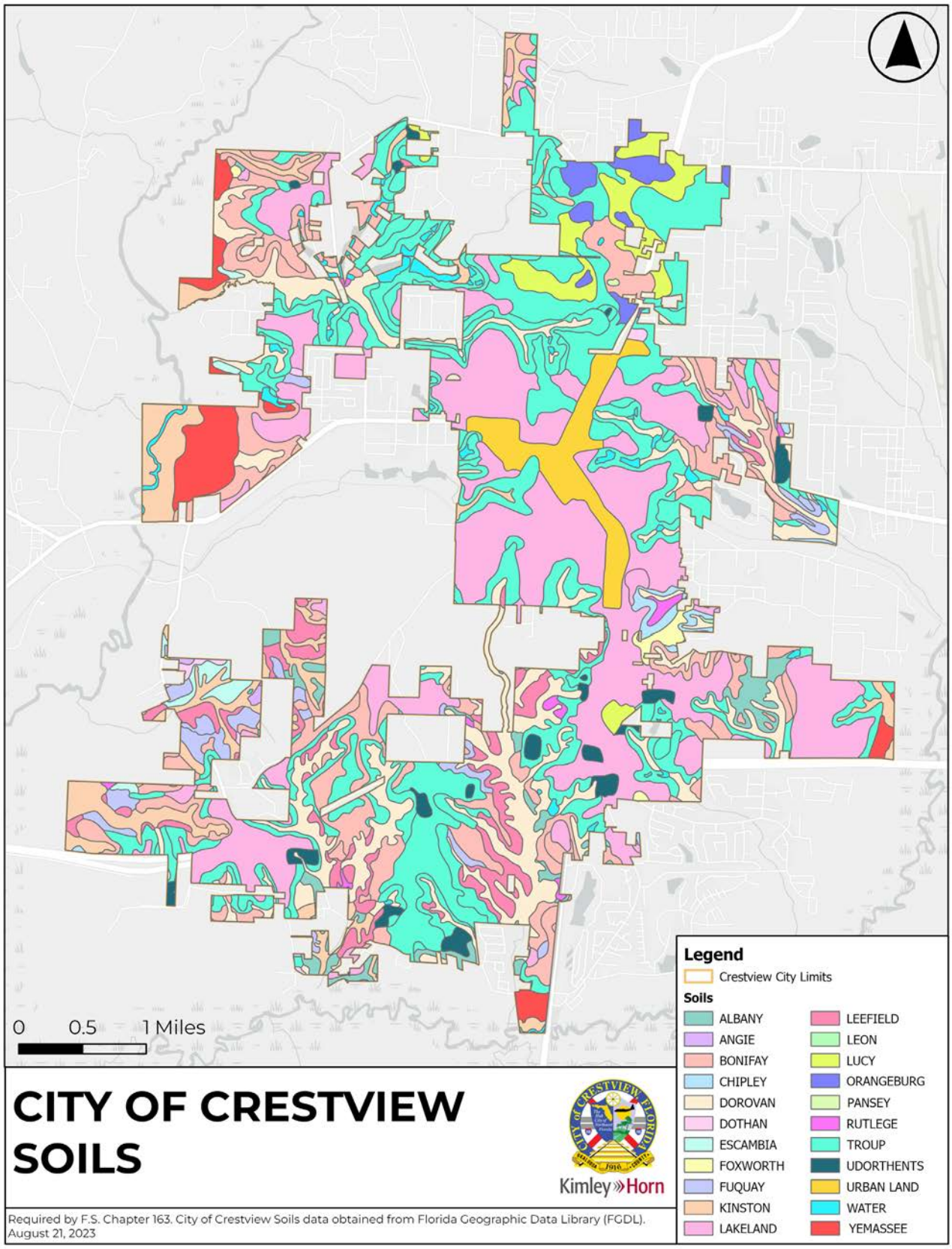
**Orangeburg-Lucy:** These are deep, loamy soils in the uplands. These soils are on small plateaus throughout the county. Most areas of this type of soil are used for the production of timber or for crops, pasture, or forage. Suitable for urban development.

**Kinston-Johnson-Bibb (frequently flooded):** These are nearly level, poorly drained, and very poorly drained soils are on flood plains along narrow creeks and streams and major streams and rivers. The soils do not occur in a regularly repeating pattern on the landscape. Slopes are dominantly less than 2%. Individual areas are elongated and range from three to 500 acres in size.

**Dorovan (frequently flooded):** This soil is nearly level, very poorly drained soil in large hardwood swamps and on flood plains along drainageways. Slopes are dominantly less than 2%. Permeability is moderate in this soil. The available water capacity is high. The water table is near or above the surface for most of the year. The soil is flooded more than once every two years for periods of more than one month. Internal drainage rate is slow because of the high water table. The soil responds well to artificial drainage.

[14] *U.S. Department of Agriculture, Natural Resources Conservation Service, Soil Survey of Okaloosa County, FL, pg. 3*

[15] *U.S. Department of Agriculture, Natural Resources Conservation Service, General Soil Map of Okaloosa County, FL*




*Source: U.S. Department of Agriculture, Natural Resources Conservation Service, General Soil Map of Okaloosa County, FL*

### Mineral Resources

According to the Okaloosa County Soil Survey, no mineral commodities are commercially mined within Okaloosa County. Some small-scale sand, clay, and gravel are mined for local use from relatively small pits.[16] Therefore, no policy is needed to address commercial mineral mining within Crestview. However, consideration of borrow pits should be included. According to the Northwest Florida Water Management District, mining and borrow pit activities "have the potential to cause turbidity, sedimentation, and smothering."[17]

## 2.7 Flood Plain and Flood Zone Resources

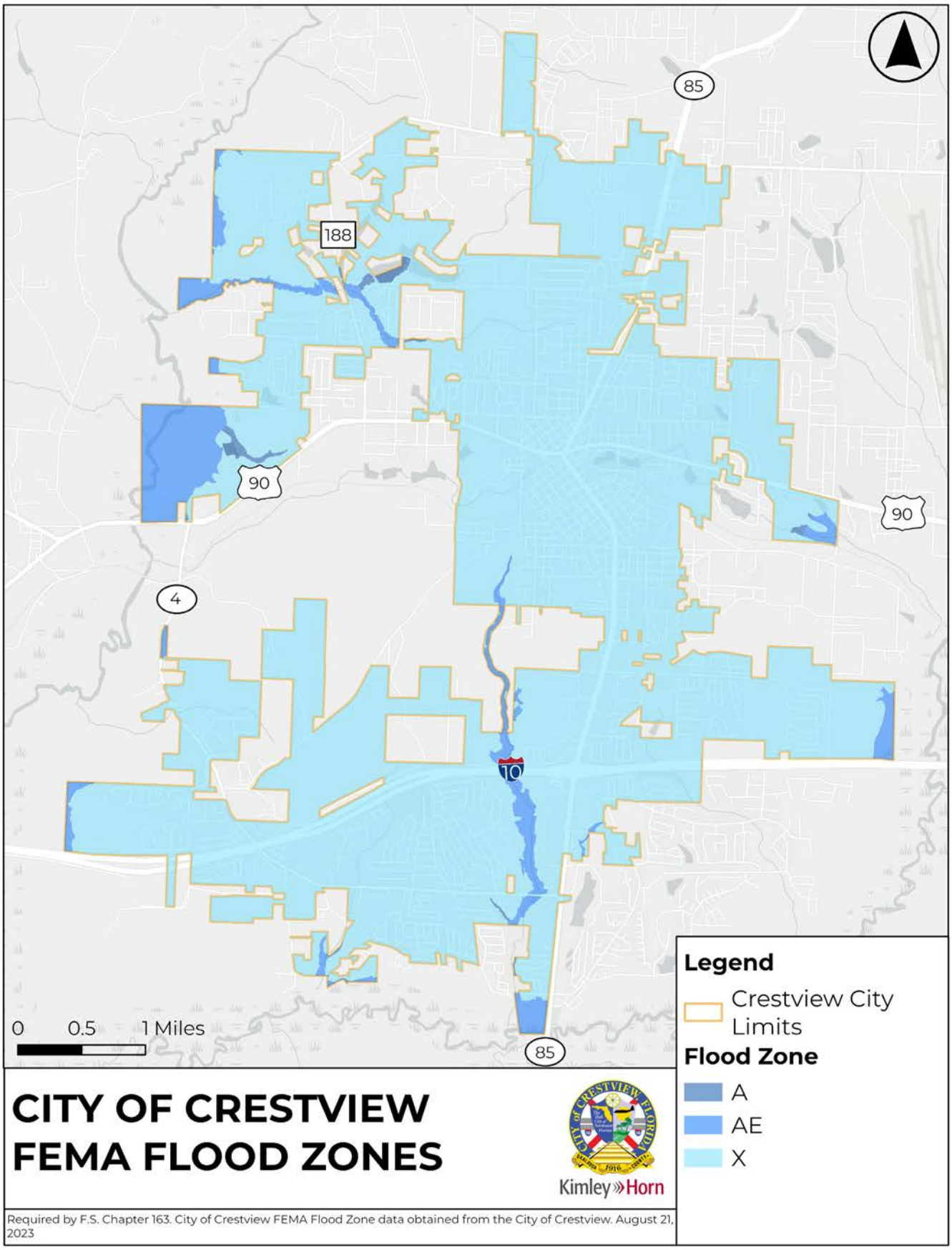
Flood plain and flood zone information is developed by the Federal Emergency Management Agency (FEMA) and is depicted on the Flood Insurance Rate Maps (FIRM). The FIRM numbers that depict Crestview include 12091 C0165J, 12091 C0170J, 12091 C0255J, and 12901 C0260J which were all effective on March 9, 2021.

Flood zones are used to assess the likelihood of flood risk. Flood zones can be divided into two overarching categories in Crestview: Special Flood Hazard Areas (Flood Zones A and AE) and areas of minimal flood hazard (Flood Zone X). Figure 2.7.1 below depicts the general locations of the flood zones within Crestview. The area shown as Flood Zone AE is also a designated Regulatory Floodway.[18]

[16] *U.S. Department of Agriculture, Natural Resources Conservation Service, General Soil Map of Okaloosa County, FL, pg. 6*

[17] *Pensacola Bay System SWIM Plan, Northwest Florida Water Management District, pg. 22.*

[18] *Federal Emergency Management Agency, Flood Insurance Rate Map 12091 C0260J.*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Crestview City Limits
Flood Zone
A
AE
X
CITY OF CRESTVIEW
FEMA FLOOD ZONES
Kimley»Horn
Required by F.S. Chapter 163. City of Crestview FEMA Flood Zone data obtained from the City of Crestview. August 21, 2023

Within Crestview, the majority of the land is categorized as Flood Zone X, which is the area outside areas and higher than the elevation of the 0.2 percent annual chance of flooding.[19]

The 2020 Comprehensive Plan defines "Regulatory Floodway" as:

> *"The channel of a river or other watercourse and the adjacent land areas that must be unobstructed in order to discharge the base flood without increasing the water surface elevation of that flood more than one foot at any point."*

This definition is very similar to the FEMA definition, which is:

> *"The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height."*

The FEMA definition continues to inform communities that they must regulate development within the floodways to ensure that there are no increases in upstream flood elevations.

Although Crestview is a high point within Okaloosa County, flooding still occurs due to heavy rains. According to the National Centers for Environmental Information, a division of the National Oceanic and Atmospheric Administration (NOAA), there have been four flash flood events since 2010.

### Table 2.7.2: Flash Flooding Storm Events Since 2010

| Event | Cause | Episode | Area | Date |
|---|---|---|---|---|
| Flash Flood | Heavy Rain; approx. 2 – 3 feet covering roadways | Tropical Storm Lee | Citywide | Sept. 5, 2011 |
| Flash Flood | Heavy Rain | Unnamed | Intersection of Live Oak Church Road and John King Road | May 20, 2017 |
| Flash Flood | Heavy Rain | Unnamed | Antioch Road and Ashley Drive | April 4, 2021 |
| Flash Flood | Heavy Rain | Unnamed | Brookmeade Dr. and Goodwin Ave. as well as WHY 85 and Main St. | Sept. 20, 2021 |

*Source: https://www.ncdc.noaa.gov/stormevents/choosedates.jsp?statefips=12%2CFLORIDA*

## 2.8 Flora and Fauna Resources

The Yellow River Water Management Area/Yellow River Wildlife Management Area (WMA) was acquired by the Northwest Florida Water Management District to protect natural resources and public recreation and is considered a multiple-use facility. It is approximately 28,000 acres in size and is located between Crestview and Milton. It runs over 20 miles along the Yellow River, including the protection of a small portion of the Shoal River where it joins the Yellow. Within this WMA you will find Florida black bear, Gulf sturgeon, and endemic mayflies as well as Florida anise, mountain laurel, and spider lilies.[20]

The U.S. Fish & Wildlife Service lists over 30 flora and fauna species occurring in Okaloosa County that are a candidate for listing, or are listed as threatened or endangered. Table 2.8.1 lists those that may occur in or within the vicinity of Crestview. Those that are not likely to occur within or in the vicinity of Crestview have been removed from the list, such as sea turtles.

[19] *https://www.fema.gov/glossary/flood-zones*

[20] *https://myfwc.com/recreation/cooperative/yellow-river/*

## Table 2.8.1 U.S. Fish & Wildlife Service Listed Species – Okaloosa County

| Scientific Name | Common Name | ESA Listing Status | Lead Office | State Listing |
|---|---|---|---|---|
| *Danaus plexippus* | Monarch butterfly | Candidate | Insects | None |
| *Macrochelys temminckii* | Alligator snapping turtle | Proposed Threatened | Reptiles | Threatened |
| *Ophiogomphus australis* | Southern snaketail | Under Review | Insects | None |
| *Laterallus jamaicensis ssp. jamaicensis* | Eastern Black rail | Threatened | Birds | Federally Threatened |
| *Perimyotis subflavus* | Tricolored bat | Proposed Endangered | Mammals | None |
| *Stylurus potulentus* | Yellow-sided clubtail | Under Review | Insects | None |
| *Somatochlora calverti* | Calvert's emerald | Under Review | Insects | None |
| *Crotalus adamanteus* | Eastern diamondback rattlesnake | Under Review | Reptiles | None |
| *Myotis lucifugus* | Little brown bat | Under Review | Mammals | None |
| *Gomphus westfalli* | Westfall's clubtail | Under Review | Insects | None |
| *Gopherus polyphemus* | Gopher tortoise | Resolved Taxon | Reptiles | State Designated Threatened |
| *Cladonia perforata* | Florida perforate cladonia | Endangered | Lichens | None |
| *Acipenser oxyrinchus (=oxyrhynchus) desotoi* | Gulf sturgeon | Threatened | Fishes | 1 |
| *Drymarchon couperi* | Eastern indigo snake | Threatened | Reptiles | Federally Designated Threatened |
| *Charadrius melodus* | Piping Plover | Threatened | Birds | Federally Designated Threatened |
| *Picoides borealis* | Red-cockaded woodpecker | Endangered | Birds | Federally Designated Endangered |
| *Etheostoma okaloosae* | Okaloosa darter | Recovery (Threatened) | Fishes | Federally Threatened |
| *Hamiota australis* | Southern Sandshell | Threatened | Clams | Federally Threatened |
| *Fusconaia escambia* | Narrow pigtoe | Threatened | Clams | Federally Threatened |
| *Obovaria choctawensis* | Choctaw bean | Endangered | Clams | Federally Endangered |
| *Pleurobema strodeanum* | Fuzzy pigtoe | Threatened | Clams | Federally Threatened |
| *Percina crypta* | Halloween darter | Under Review | Fishes | None |
| *Ambystoma bishopi* | Reticulated flatwoods salamander | Endangered | Amphibians | Federally Endangered |

*Source: U.S. Fish & Wildlife Service, Environmental Conservation Online System, Species County Report*
*https://ecos.fws.gov/ecp/report/species-listings-by-current-range-county?fips=12091*
*Florida's Endangered and Threatened Species, Florida Fish and Wildlife Conservation Commission, updated December 2022*
*1 – A species for which the FWC does not have constitutional authority*

## 2.9 Known Pollution Sources

Notices of Pollution are reported to the Department of Environmental Protection, as required by Section 403.077, F.S. Those that are reviewed are listed on the FDEP website, as reported to the state. Therefore, the accuracy of the information is borne by the reporting entity.

Since 2019, 13 spillage incidents were reported. These include sewer leaks, sewer overflows, sewer spills, and manhole overflows. The reports contain the dates and details of each occurrence. The primary reporters are City staff and the Okaloosa County Water and Sewer.

Industries that impact air quality are located within Crestview and the vicinity. Tables 2.9.1 and 2.9.2 below show those facilities that report to the DEP and are segmented within the City limits and the vicinity. As a note, none of the facilities listed in either table have any five-year compliance history.

### Table 2.9.1: Known Air Pollutant Generators Within Crestview

| Name of Business | Address | Facility Type | Designation | Zoning |
|---|---|---|---|---|
| Ready Mix USA, LLC | 4565 Antioch Rd., Crestview | Concrete plant | Minor source of air pollution | C-1 |
| Sunbelt Crushing Plant #1 [1] | 2151 Point Center Rd., Crestview | Nonmetallic Mineral Processing | Minor source of air pollution | Industrial |
| Plant One | 5820 Phil-Dirt Rd. (physical is Kinyard Ct.) | Nonmetallic Mineral Processing | Minor source of air pollution | R-3 |
| Crestview Crematory | 395 W. 1st Ave, Crestview | Human crematory | Minor source of air pollution | Mixed Use |

*Source: https://prodenv.dep.state.fl.us/DarmAircom/public/searchFacilityDetails.action*
*[1] A portion of this facility is within the City's boundary, but the primary operations are on the same property but outside of the City limits.*

Those within the vicinity and outside of the City limits include the following:

### Table 2.9.2: Known Air Pollutant Generators Within the Vicinity of Crestview

| Name of Business | Address | Facility Type | Designation |
|---|---|---|---|
| Bayou Concrete - Crestview | 5420 Fairchild Road, Crestview | Concrete plant | Minor source of air pollution |
| Crestview Readmix | 1070 Farmer St., Crestview | Nonmetallic Mineral Processing | Minor source of air pollution |
| Crestview Aerospace | 5486 Fairchild Road, Crestview | Aerospace and air transportation industry | Minor source of air pollution |
| Vertex Aircraft Integ. & Sustainment | 5486 Fairchild Rd., Crestview | Surface coating operation | Minor source of air pollution |

*Source: https://prodenv.dep.state.fl.us/DarmAircom/public/searchFacilityDetails.action*

Crestview should consider inclusion of policies that cause review of probability of on-site endangered and threatened species at the Future Land Use amendment and development order stage.

# 3.0 Recommendations

## 3.1 Recommendations from LDR Policy Crosswalk

- Include additional policies to protect water bodies other than wetlands, which are included in the LDC. Other water bodies should also be explicitly included, such as rivers and creeks.
- Policy 11.A.2.7 directs the LDC to include provisions for density transfers, density bonuses, and cluster development, which is not currently reflected in the LDC.
- Policy 11.A.3.1 directs the LDC to limit land uses to those compatible with soil conditions. The policy requires boring and soil tests. This policy should be reconsidered for retention, unless the City elects to require boring and soil tests for a development order application approval.
- Policy 11.A.3.5 refers to Chapter 42 of the City Code (landscape ordinance) and "open space and buffer requirements contained within the LDC." Chapter 42 is no longer a valid reference and should be amended to Section 6.08. The only mention of open space requirements in the LDC pertains to PUDs. If open space policy is retained, the LDC will need to be updated accordingly.
- Policy 11.A.3.6 requires the LDC to include provisions regarding protection of native vegetation. This policy is not addressed in the LDC and therefore the policy should be evaluated for inclusion in the Plan update, or the LDC should be accordingly amended.
- Policy 11.A.4.5 refers to mitigation provisions for environmental impacts due to development. The LDC does not address mitigative provisions, and therefore the policy should be evaluated for retention in the Plan, or the LDC should be accordingly amended.
- Policy 11.A.4.6 refers to steephead ravines. It is not evident that significant steephead ravines exist in or adjacent to Crestview. The policy could be amended to include only reference to protection of flora and fauna.

## 3.2 Recommendations from the Evaluation and Appraisal Report

- Natural resources such as rivers, wetlands, and marshes should be examined for additional protection or recreational uses.
- More specific strategies should be included regarding the location of structures within a floodplain.
- Add a policy to identify needed protection measure for areas known to have experienced soil erosion problems.
- The Shoal and Yellow Rivers contain endangered shellfish populations. Accordingly, these areas should be recognized in the Plan as the location of such wildlife and additional protection measures should be included in policy.
- The identification of hazardous waste producing facilities is included herein. The management of such hazardous waste should be included in policy, to accompany Policy 11.A.3.7 which identification of these locations.
- A policy or policies should be included to direct future land uses that are incompatible with the protection and conservation of wetlands and wetland functions from locating accordingly.
- Reference to the Regional Water Supply Plan water sources should be mentioned in either this element or the infrastructure element.

## 3.3 Other recommendations

- The Shoal River, as a legislatively designated Outstanding Florida Water, should be afforded extra protections.

Chapter 6

# TRANSPORTATION

# 1.0 Introduction

This document provides accurate and relevant data, inventory, and analysis on the current and future transportation conditions for the City of Crestview. In accordance with the City's comprehensive plan and Florida Statutes (FS) Chapter 163.3177(1)(f), the information presented in this element will adhere to the statutory requirements of the transportation element.

## 1.1 Alignment with the Strategic Plan

In accordance with the community engagement conducted for the development of the Strategic Plan, the City intends to educate, inform, and engage with the residents of Crestview and raise their awareness of the city valuable economic, cultural, and natural assets. The "Safety" focus area of the Strategic Plan includes goals that addresses the needs to increase public awareness and compliance with local traffic laws as well as better implementations of pedestrian access, visibility, and protection.

# 2.0 Existing Conditions

The existing conditions for the City of Crestview are identified within this document. This includes an inventory of functional classification, existing level of service, bike and pedestrian level of service, service volumes, sidewalks, trails, and bicycle facilities. The current mobility network in downtown Crestview is home to a variety of vehicular patterns, including pedestrian facilities and some public transit.

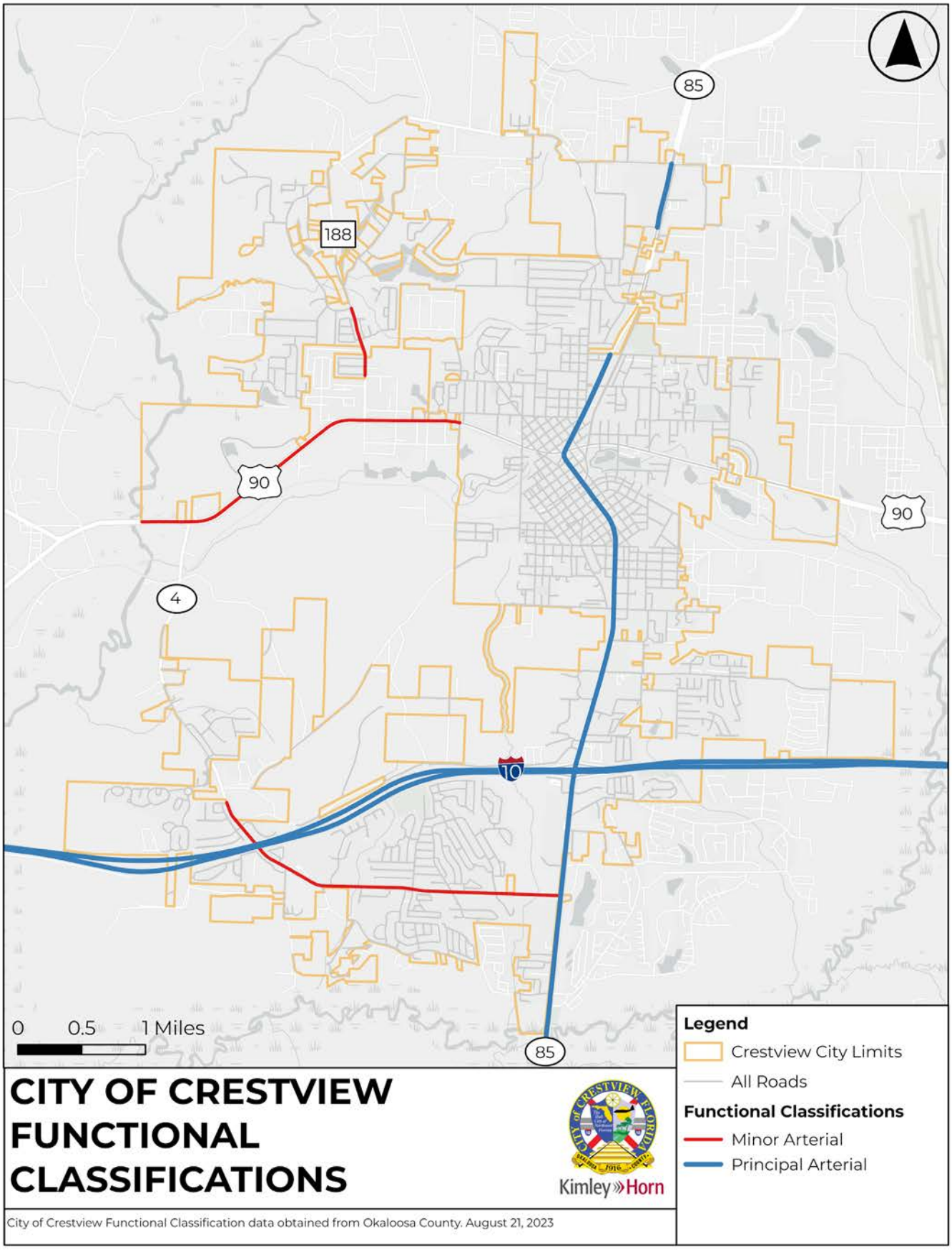
This element pulls data and information from the 2021 Crestview Mobility Plan, as well as other sources that are cited throughout. The Mobility Plan was created alongside the Crestview Community Redevelopment Agency (CRA) to provide a road map for a more efficient, multi-modal transportation system to service all users' mobility needs. The Mobility Plan provides six planning goal: expand and enhance travel options, create a more inviting travel experience for residents and visitors, improve connectivity between downtown and adjacent neighborhoods, support commercial and economic growth, provide safer streets for all modes of travel and users, and increase accessibility for all ages and abilities.

There is currently an imbalance in the transportation network of Crestview. Most of the trips to the downtown area are made vehicles, with very little travel by walking, bicycling, or riding transit. While the downtown area is dominated by vehicle traffic, there remain several opportunities to improve the mobility network to a more pedestrian, bicycle, and transit friendly environment.

## 2.1 Roadways

The City of Crestview is serviced by a network of state, county, and local roads. The Functional Classifications map of the City of Crestview shows the functional classification for roads within the City of Crestview. Major roadways include:

- I-10 - Santa Rosa County line to SR 85
- 1-10 - SR 85 to Walton County line
- SR 85 - City Limits to Antioch Rd
- SR 85 - Antioch Rd to Mirage Ave
- SR 85 - Mirage Ave to E Walnut Ave
- SR 85 - E Walnut Ave to 8th Ave/Stillwell Blvd
- SR 85 - Garden St to Old Bethel Rd/Airport Rd
- US 90 - Mayo Trail To City Limits
- CR 188 - Sioux Cir to S of Susan Dr
- CR 4 - Maracel Loop to SR 85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Crestview City Limits
All Roads
Functional Classifications
Minor Arterial
Principal Arterial
CITY OF CRESTVIEW FUNCTIONAL CLASSIFICATIONS
Kimley»Horn
City of Crestview Functional Classification data obtained from Okaloosa County. August 21, 2023

The downtown area[2] benefits from a grid street network, with most streets being maintained as two-way streets. There are a few short segments that are exceptions:

- Beech Avenue between Main Street and Wilson Street
- Pine Avenue between Main Street and Wilson Street
- Wilson Avenue between U.S. 90 and Cedar Avenue

### 2.1.1 Functional Classification

Roadways are assigned a functional classification based on standards set forth by the Florida Department of Transportation (FDOT). Functional classifications help assign roadways into a system according to the character of service they provide in correspondence with the total roadway network. The functional classifications used in as follows:

- **Principal Arterial:** Serves a large portion of travel between cities or other activity centers. Emphasizes minimizing travel time and distance as a priority.
- **Minor Arterial:** Provides service for trips of moderate length. Serves smaller geographic areas while offering connectivity to the higher arterial system.
- **Major/Minor Collectors:** Collects traffic from local streets. Connects the traffic to arterials. Contains more access to adjacent properties compared to arterials.
- **Local:** Any road that is not defined as an arterial or a collector. Mainly provides access to land with little to no through movement.

Within the five classifications, the Okaloosa County sub-categorizes the roadway system as follows:

- Principal Arterial – Interstate Rural
- Principal Arterial – Interstate Urban
- Principal Arterial – Expressway Rural
- Principal Arterial – Freeway and Expressway Urban
- Principal Arterial – Other Rural
- Principal Arterial – Other Urban
- Minor Arterial – Rural
- Minor Arterial – Urban
- Major Collector – Rural
- Major Collector – Urban
- Minor Collector – Rural
- Minor Collector – Urban
- Local – Rural
- Local – Urban

[2] *See the Downtown Commercial Corridor Map of the City of Crestview (Economic Development Element)*

Table 2.1.1 summarizes the roadways, functional classifications, number of lanes, peak hour two-way volume, and level of service in the City of Crestview.

### Table 2.1.1 Roadway Segments Level of Service (LOS)

| | | | | | Existing Conditions (2023) | | |
|---|---|---|---|---|---|---|---|
| Roadway | Segment | Functional Class | Type | Area | Lanes | PK Hr Two-Way Volume (2023) | LOS |
| I-10 | Santa Rosa County line to SR 85 | Principal Arterial | Divided | Rural | 4 | 3,566 | B |
| I-10 | SR 85 to Walton County line | Principal Arterial | Divided | Transitioning | 4 | 2,022 | B |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | 4 | 2,124 | D |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Commercial Suburban | 4 | 3,922 | F |
| SR 85 | Mirage Ave to E Walnut Ave | Principal Arterial | Divided | Suburban Commercial | 4 | 3,283 | D |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | 4 | 2,393 | D |
| SR 85 | Garden St to Old Bethel Rd/Airport Rd | Principal Arterial | Divided | Suburban Commercial | 4 | 2,123 | C |
| US 90 | Mayo Trail to City Limits | Minor Arterial | Divided | Urban General | 4 | 2,158 | C |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | 2 | 749 | C |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | 2 | 1,784 | D |

## 2.1.2 Roadway Ownership

The City of Crestview has four roadway ownership/maintenance categories for its roadway system. Ownership and maintenance are linked and is given to roads by City, County, State, or Private.[3]

[3] *City of Crestview GIS Web Map. https://cityofcrestviev.maps.arcgis.com/apps/webappviewer/index.html?id=4b4761b5e0ed466a9a63c75c906a8c78*

### 2.1.3 Level of Service

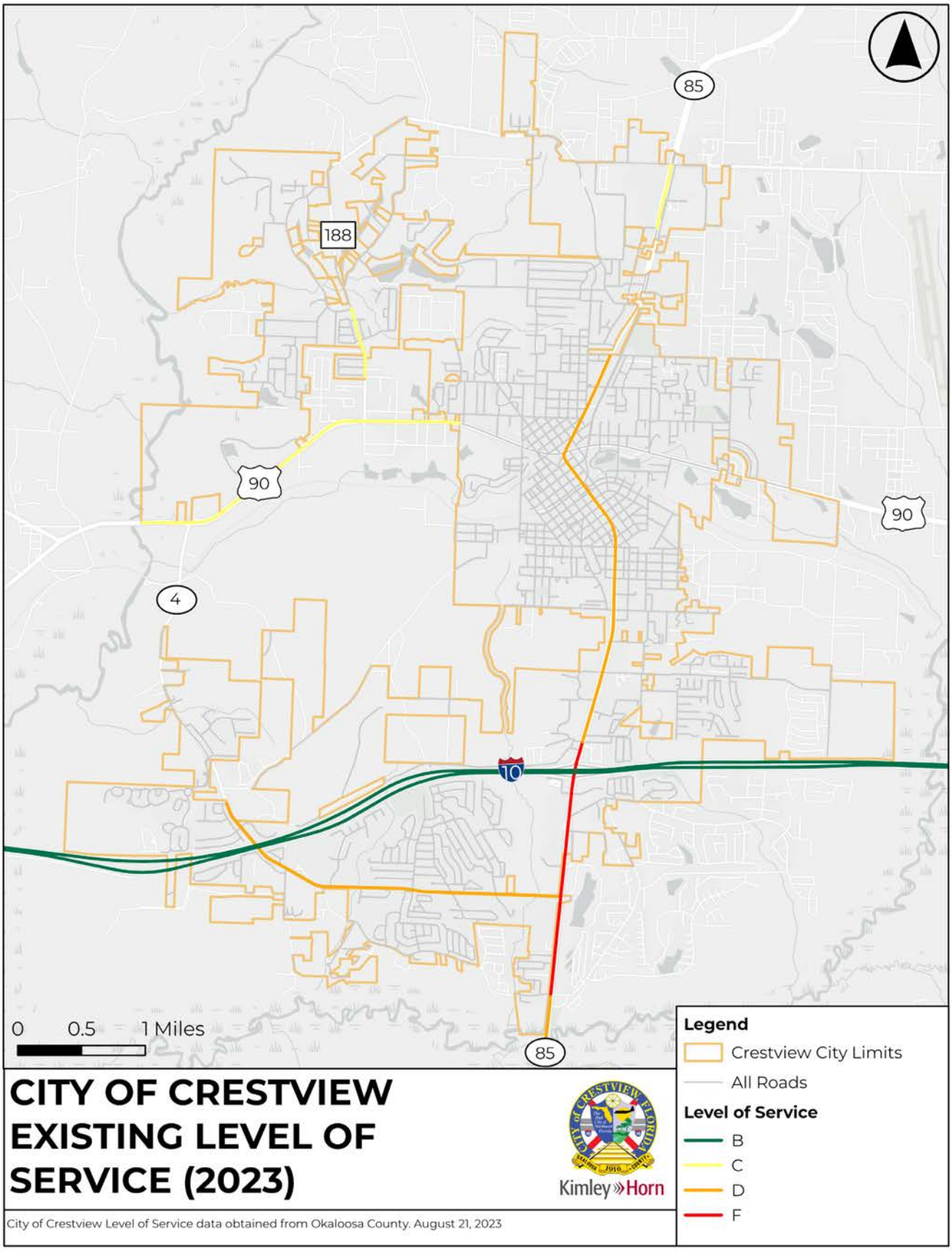
Per the 2020 Crestview Comprehensive Plan, the minimum operating level of service (LOS) of C for local roads in Crestview. LOS is a classification system used by the Highway Capacity Manual (HCM), 6th Edition to quantify the quality of service on a road. There are six categories, with A being the highest quality and F being the lowest quality. LOS is measured based on density, average speed, delay, and average travel speed compared to base-free flow speed.

There are five road segments that are not meeting the current LOS standard set out in the 2020 Crestview Comprehensive Plan. The segments that are not meeting the minimum standard are as follows:

- SR 85 - City Limits to Antioch Rd
- SR 85 – Antioch Rd to Mirage Ave
- SR 85 – Mirage Ave to E Walnut Ave
- SR 85 – E Walnut Ave to 8th Ave/Stillwell
- CR 4 – Maracel Loop to SR 85

The road segments that are currently meeting or exceeding the current minimum standard LOS are as follows:

- I-10 – Santa Rosa County line to SR 85
- I-10 – SR 85 to Walton County line
- SR 85 – Garden St to Old Bethel Rd/Airport Rd
- US 90 – Mayo Trail to City Limits
- CR 188 – Sioux Cir to S of Susan Dr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Crestview City Limits
All Roads
Level of Service
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D
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CITY OF CRESTVIEW
EXISTING LEVEL OF
SERVICE (2023)
Kimley»Horn
City of Crestview Level of Service data obtained from Okaloosa County. August 21, 2023

## 2.2 Parking Facilities

### 2.2.1 CRA Parking Facilities

Within the Crestview CRA, there are over 2,000 designated parking spaces. A parking analysis conducted a study on the off-street and on-street parking facilities and concluded that the period between 11:00 AM to 1:00 PM experienced the highest parking demand within the CRA. During this time, the on-street parking along Main Street between Martin Luther King Jr. Avenue and Oakdale Avenue was over 75% utilized. Each block in downtown Crestview is roughly 375 feet. There are additional off-street parking lots that are underutilized in downtown. An existing City-owned parking lot with 61 spaces was utilized at 5% during the three peak hour periods. The three peak hour periods are between 7:00 AM to 9:00 AM, 11:00 AM to 1:00 PM, and 4:00 PM to 6:00 PM. The parking assessment conducted in the Mobility Plan concludes there are adequate parking facilities located within CRA.

Beech Avenue and Pine Avenue were converted to one-way streets to accommodate the need for angled parking along both sides of the road. Wilson Street is a one-way street that allows left-turns into downtown from U.S. 90.[4] The City is looking to reduce the overall parking facilities throughout the downtown.

### 2.2.2 Future Surface Lots

The Crestview Mobility Plan shows construction of a new surface parking lot along the corner of Wilson Street and Beech Avenue. The parking lot is set to house over 50 spaces, including three handicap spaces. Future parking locations should be considered to support any additional downtown development.

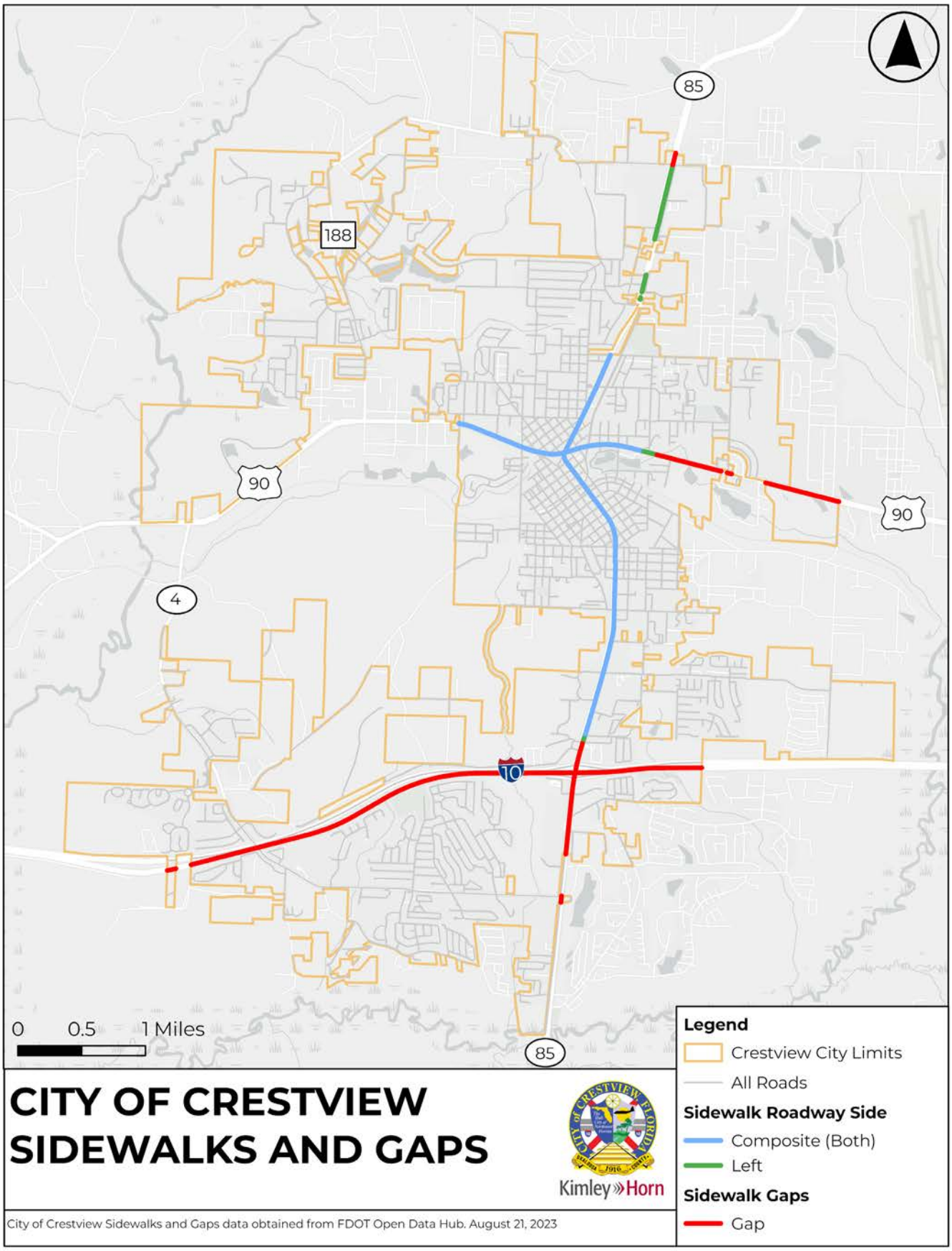
## 2.3 Pedestrian Facilities

The Okaloosa-Walton TPO Mobility Profile (2019) shows data on the mobility within each county. With a 54% pedestrian facility coverage in urban areas within the TPO, Crestview contributes by offering on and off-road facilities for pedestrian travel. Paved shoulders, bike lanes, sidewalks, and bicyclist-pedestrian shared paths are accessible within the City of Crestview.

### 2.3.1 Sidewalks

FDOT contains an inventory of sidewalks in the Okaloosa-Walton TPO and within the City. The FDOT sidewalk classifications are broken down into four categories based on the sidewalk location and type: left, right, composite (both sides of the road), and gap. The urban minor arterials and urban principal arterials (other) contain composite, gap, and left sidewalks. The major collectors in the city limits contain sidewalk gaps, and the City of Crestview has no right sidewalks. The Sidewalks and Gaps map of the City of Crestview shows the sidewalk facilities and their gaps within the city limits.

[4] *City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida , 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*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CITY OF CRESTVIEW
SIDEWALKS AND GAPS
Kimley»Horn
City of Crestview Sidewalks and Gaps data obtained from FDOT Open Data Hub. August 21, 2023
Legend
Crestview City Limits
All Roads
Sidewalk Roadway Side
Composite (Both)
Left
Sidewalk Gaps
Gap

Sidewalks contribute to a portion of the pedestrian facilities in the downtown area of Crestview. Mainly confined to the northern portion of downtown, the sidewalks range in size anywhere from three to four feet, which is narrow for all users. ADA compliance requires a 36-inch unobstructed width to be maintained for all public sidewalks. Downtown Crestview has a Walk Score ranging from 60 to 70 compared to the City's average of 17 out of 100. Walk Score is a website that measures walkability of an area based on a multitude of factors. These factors include quantity of pedestrian facilities available, density, and proximity within walking distance. Scores 0-46 are typically considered car-dependent, 50-69 are considered somewhat walkable, 70-89 are very walkable, and 90-100 is considered extremely walkable.[5]

In 2022, the City put out a Request for Proposal (RFP) for sidewalk installation. The City is actively taking proposals to improve the existing sidewalk network throughout the City in areas of need. The City also released an invitation to bid in February 2023 for the project that consists of roadway, sidewalk, and streetscape improvements along six blocks of main street. The improvements would be between US Hwy 90 and Industrial Drive, including portions of adjacent streets.

### 2.3.2 Pedestrian Level of Traffic Stress (PLTS)

Pedestrian level of traffic stress is a measure that quantifies the level of discomfort that people feel when they walk alongside a road within the roadway right-of-way. PLTS uses six characteristics that assess pedestrians' perceptions of the roadways or nearby environment. The study characteristics are existence of a sidewalk, sidewalk continuity, sidewalk width, posted speed, lateral separation of pedestrians from vehicular travel lanes, and presence of vertical separation. The different levels of PLTS are listed as follows:

**PLTS 1:** The level suitable for all users. This includes teenagers travelling alone, the elderly, and people using a wheeled mobility device. People generally feel safe and comfortable on the pedestrian facility and all users are willing to use the facility.

**PLTS 2:** The level where all users can use the facility. Most users are willing to use the facility.

**PLTS 3:** The level where some users are willing to use the facility. Others may only use the facility when there are limited route and mode choices available.

**PLTS 4:** The facility is difficult or impassible by a wheeled mobility devices or users with other limitations in their movement. Mostly used by users with limited route and mode choice.

[5] *City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida , 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*

## Table 2.3.2 Existing Pedestrian Level of Traffic Stress (LTS)

| | | | | | Existing Conditions (2022) | | | |
|---|---|---|---|---|---|---|---|---|
| Roadway | Segment | Functional Class | Type | Area | Continuous Sidewalk Present? | Posted Speed | Separation? If so, is there Vertical Separation? | LTS |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | No | 45 | - | 4 |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Suburban Commercial | No | 45 | - | 4 |
| SR 85 | Mirage Ave to E Walnut Rd | Principal Arterial | Divided | Suburban Commercial | Yes | 45 | Yes, Yes | 2 |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | Yes | 35 | Yes, Yes | 1 |
| SR 85 | Garden St to Old Bethel Rd/ Airport Rd | Principal Arterial | Divided | Suburban Commercial | Yes | 45 | Yes, Yes | 2 |
| US 90 | Mayo Trail to City Limits | Minor Arterial | Divided | Urban General | No | 45 | - | 4 |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | No | 35 | - | 4 |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | No | 35 | - | 4 |

## 2.4 Bicycle Facilities

### 2.4.1 Bicycle Facilities and Level of Traffic Stress (BLTS)

Bicycle level of traffic stress (BLTS) is a performance measure that quantifies discomfort that people feel when they bicycle close to traffic. BLTS uses five characteristics to assess bicyclist's perceptions of the roadway environment. The characteristics are bicycle facility type, bicycle facility width, posted speed, separation from traffic, and AADT. The different levels of BLTS are listed as follows:

**BLTS 1:** The level that most children use confidently.

**BLTS 2:** The level tolerated by most adults.

**BLTS 3:** The level tolerated by confident cyclists. The cyclists still prefer having their own dedicated space for riding.

**BLTS 4:** The level tolerated only by those with limited route or mode choice. Cycling enthusiasts choose to ride under stressful conditions.

### Table 2.4.1 Existing Cycling Level of Traffic Stress (LTS)

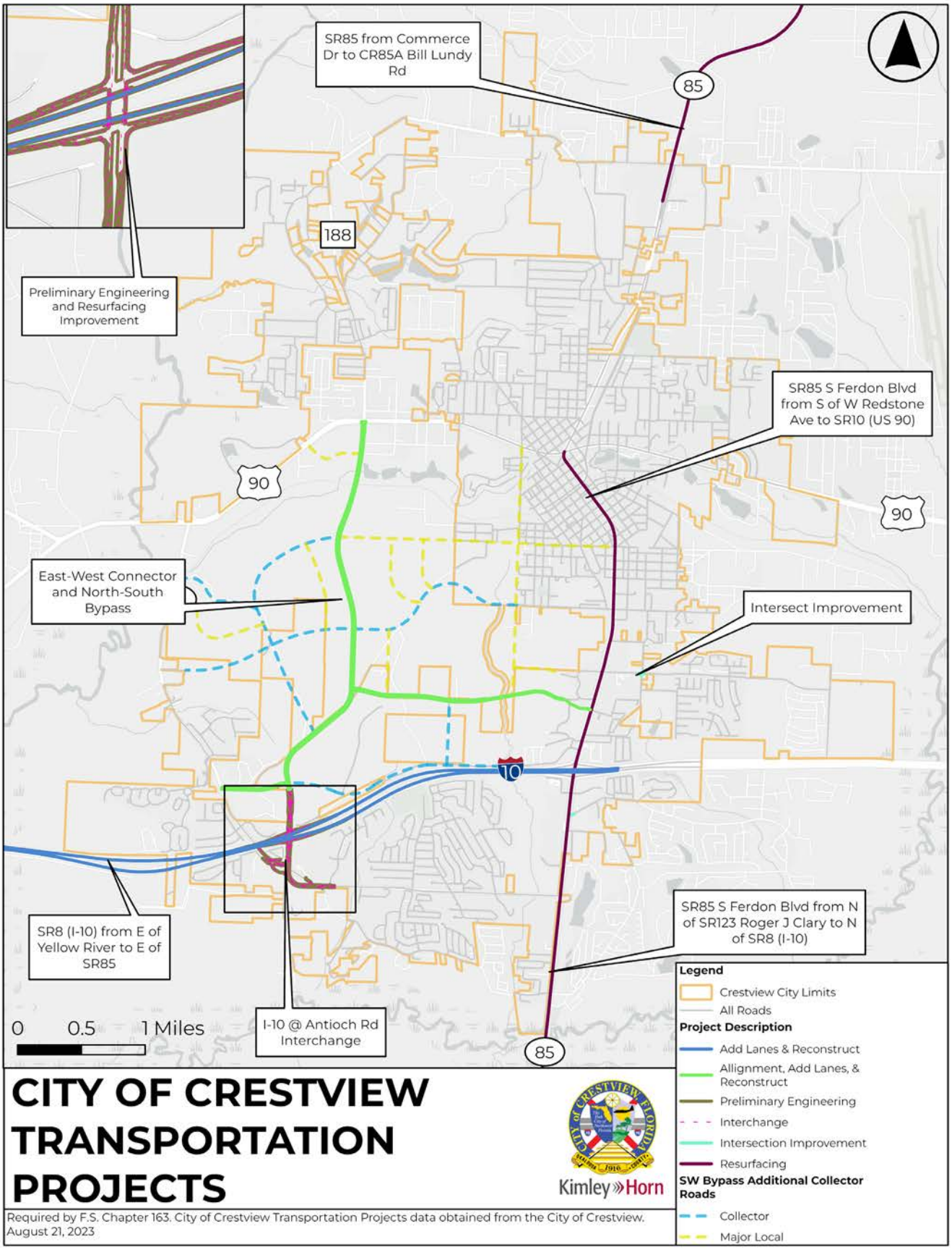
| | | | | | Existing Conditions (2023) | | |
|---|---|---|---|---|---|---|---|
| Roadway | Segment | Functional Class | Type | Area | Type of Bicycle Facility Present | Posted Speed | LTS |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | Bicycle Lane | 45 | 4 |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Suburban Commercial | None | 45 | 4 |
| SR 85 | Mirage Ave to E Walnut Ave | Principal Arterial | Divided | Suburban Commercial | None | 45 | 4 |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | None | 35 | 4 |
| SR 85 | Garden St to Old Bethel Rd/Airport Rd | Principal Arterial | Divided | Suburban Commercial | None | 45 | 4 |
| US 90 | Mayor Trail to City Limits | Minor Arterial | Divided | Urban General | None | 45 | 4 |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | None | 35 | 4 |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | None | 35 | 4 |

## 2.5 Public Transit

According to the 2020 Comprehensive Plan, there is no mass transit system within the City of Crestview. The Emerald Coast Rider (EC Rider) is a transit service that operates within Okaloosa County and includes one stop in Crestview. The EC Rider Express Route 14 connects downtown Crestview City Hall, to Uptown Station in Fort Walton Beach.[6] Route 14 also includes a stop at the VA Clinic – Eglin Pkwy N Eglin Air Force Base (AFB).

Okaloosa County entered into an agreement with Crestview, Destin, Fort Walton Beach, Mary Esther, Niceville, Cinco Bayou, Laurel Hill, Valparaiso, and Shalimar, referred to as "Municipalities," to establish an Okaloosa County Public Transit Cooperative. Chapter 125, Subsection 125.01(f) of the F.S. authorizes the County to provide public transportation service. This agreement joins Okaloosa County and the Municipalities to provide public transit services that will serve both incorporated and unincorporated areas within Okaloosa County. In this agreement, Okaloosa County has been designated as the Community Transportation Coordinator to receive state and federal transit funds. The Transportation Projects Map shows the location of existing and proposed transportation systems/projects.

*[6]City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida, 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*


SR85 from Commerce Dr to CR85A Bill Lundy Rd
Preliminary Engineering and Resurfacing Improvement
SR85 S Ferdon Blvd from S of W Redstone Ave to SR10 (US 90)
East-West Connector and North-South Bypass
Intersect Improvement
SR8 (I-10) from E of Yellow River to E of SR85
I-10 @ Antioch Rd Interchange
SR85 S Ferdon Blvd from N of SR123 Roger J Clary to N of SR8 (I-10)
85
188
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Crestview City Limits
All Roads
Project Description
Add Lanes & Reconstruct
Allignment, Add Lanes, & Reconstruct
Preliminary Engineering
Interchange
Intersection Improvement
Resurfacing
SW Bypass Additional Collector Roads
Collector
Major Local
CITY OF CRESTVIEW TRANSPORTATION PROJECTS
Kimley»Horn
Required by F.S. Chapter 163. City of Crestview Transportation Projects data obtained from the City of Crestview.
August 21, 2023

## 2.6 Okaloosa-Walton Transportation Planning Organization (TPO)

The Okaloosa-Walton TPO is a local, intergovernmental transportation policy board that serves both counties. The Okaloosa-Walton TPO is required by state and federal law to establish cooperative, comprehensive, and continuing planning processes to increase safety, security, accessibility, mobility, and connectivity for people and goods. Crestview falls in the Okaloosa-Walton TPO service area. FDOT's Mobility Measures Program provides all 27 of Florida's Metropolitan Planning Organizations (MPOs) with valuable information on performance measures. Each MPO will receive reports on ten measures, six annually and four biennially. The measures cover the entire MPO boundary as well as the urbanized area and counties within the MPO. Table 2.6 below shows the reports for Okaloosa-Walton TPO compared to the Low, Median, and High ranges the State Highway System (SHS) within the MPO boundary. The Mobility Report shows Okaloosa-Walton TPO with a population of 246,800, which falls in the Small-Sized MPO range (population below 360,400). 2019 MPO population was taken from FDOT Forecasting and Trends Office. This office provides population estimates each year based on BEBR population studies. Each Low, Median, and High range will be for the Small-Sized MPO.

### Table 2.6 Okaloosa-Walton TPO State Highway System (SHS) Transportation Data

| Measure | Okaloosa-Walton TPO | Low | Median | High |
|---|---|---|---|---|
| **SHS Vehicle Hours of Delay (Thousands)** | 3.8 | 0.3 | 1.0 | 4.9 |
| **SHS Percent Miles Heavily Congested** | <1% | <1% | <1% | 7% |
| **SHS Vehicle Miles Traveled (Millions)** | 6.5 | 1.6 | 4.3 | 6.6 |
| **SHS Truck Miles Traveled (Thousands)** | 511.4 | 149.6 | 434.2 | 939.8 |
| **Freeway On Time Arrival** | 98% | 88% | 97% | 99% |
| **Freeway Planning Time Index** | 1.11 | 1.11 | 1.14 | 1.35 |

## 2.7 Existing Facilities Deficiencies

There are large portions of sidewalks within the City that need repair. The poor condition of the existing sidewalks is forcing members of the community to use the street as they are not walkable or ADA accessible. This is due to poorly lit, cracked, uneven and missing sidewalk segments in portions of the City.

U.S. 90 and SR 85 are important corridors and regional highways that service the City but create barriers to bicycle and pedestrian connectivity. There are no safe bicycle and pedestrian crossings along U.S. 90 and currently only one safe location on SR 85, which is under the overpass that is over the railroad.

According to the Federal Highway Administration (FHWA) the minimum width for two people to walk together on the same sidewalk is between five to eight feet. In Crestview the widest sidewalks are between three to four feet wide. Many of the narrow sidewalks in the City have obstructions, such as stoops, trees, and utility poles.

The Florida Gulf and Atlantic railroad bisects downtown Crestview. This puts a large strain on connectivity north and south of the railroad.

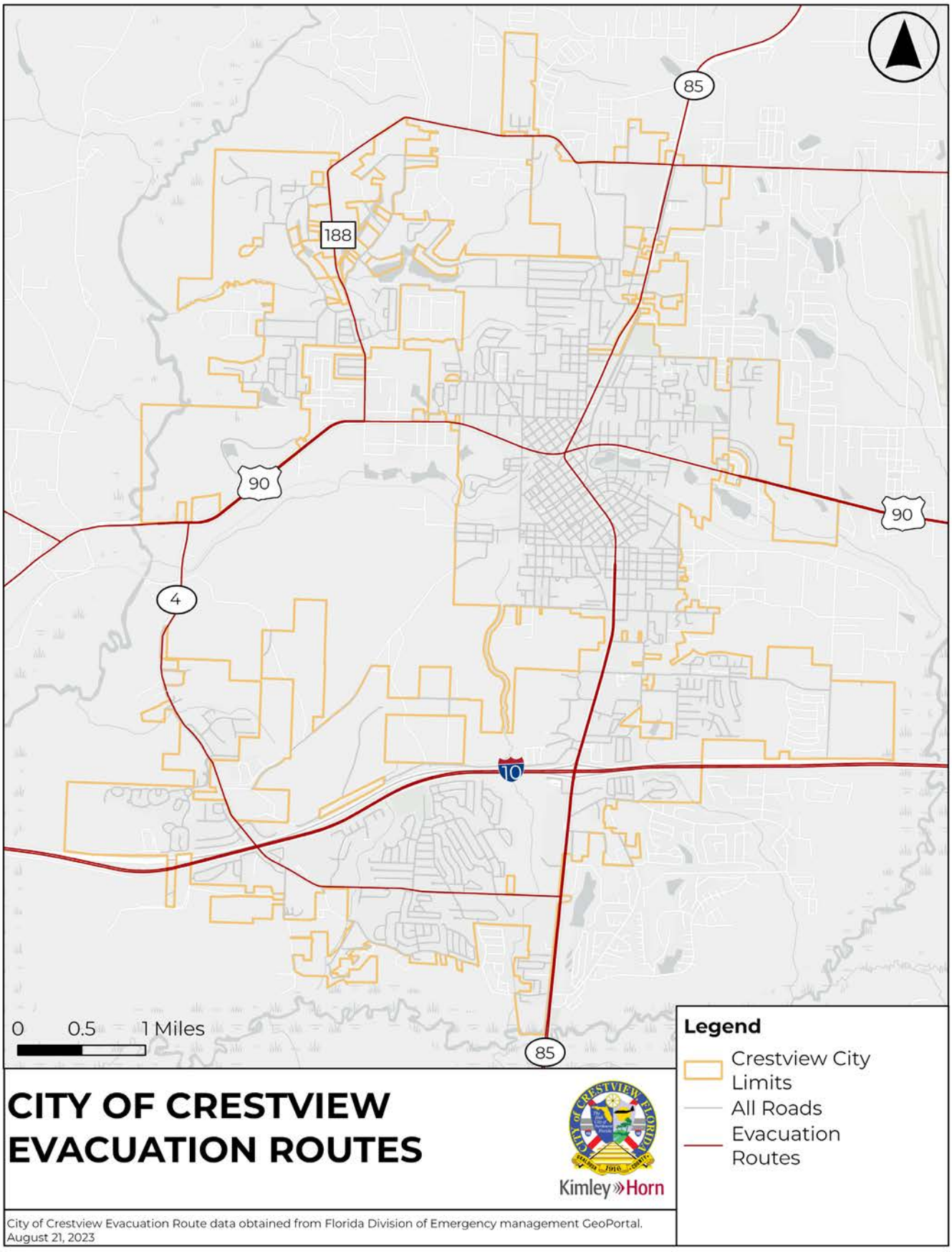
Downtown Crestview does not contain any bikeways. Many bicyclists ride on the sidewalk where it is safer which causes conflicts between users on already narrow and strained sidewalks.[7]

[7] *City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida , 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*

## 2.8 Disaster Route Identification

The Florida Division of Emergency Management's (FDEM's) Florida Disaster Evacuation Zone Map shows that Crestview is not in any recognized evacuation zone. FDEM provides data on evacuation routes in the State of Florida. The evacuation routes that are located within the City of Crestview are listed as followed and shown in the Evacuation Routes Map:

- County Hwy 188 / Old Bethel Rd
- PJ Adams Parkway
- County Hwy 188 / Airport Rd
- State Hwy 85
- I-10
- US Hwy 90
- State Hwy 4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Crestview City Limits
All Roads
Evacuation Routes
CITY OF CRESTVIEW
EVACUATION ROUTES
Kimley»Horn
City of Crestview Evacuation Route data obtained from Florida Division of Emergency management GeoPortal.
August 21, 2023

## 2.9 Trends

### 2.9.1 Travel Patterns

The U.S Census Bureau provides American Community Survey (ACS) data on the 5-Year estimates for commuting characteristics by sex in Crestview. There were an estimated 12,995 workers approximately 16 years or older in 2021. Of the total amount of workers, only 6.7% (~870 people) worked from home. Of the remaining who travelled to work, 89.2% travelled by car, truck, or van, with 81% of those workers travelling alone. Table 2.9.1 shows the distribution of commuting patterns for employed citizens in Crestview.

#### Table 2.9.1 Commuting Characteristics

| Total Workers 16 years and over | 12,995* |
|---|---|
| **Means of Transportation** | **Estimate** |
| Car, truck, van | 89.2% |
| Public Transportation (excluding taxicab) | 1.3% |
| Walked | 1.7% |
| Bicycle | 0.2% |
| Taxicab, motorcycle, or other means | 0.9% |
| Worked from home | 6.7% |

**Percentages are taken from total amount of workers. Taken from ACS 2021 5-Year Estimates*

### 2.9.2 Population

Based on the Bureau of Economic and Business Research (BEBR), the 2022 population for the City of Crestview was 27,542 while the population of Okaloosa County was 215,751.

Per the 2022 Census population for the City of Crestview and Okaloosa County, population projections were able to be calculated on a city level. Using the Schimberg Florida Clearinghouse projections for the City and County, Table 2.9.2 shows the estimated population projections for 2025-2050.

#### Table 2.9.2 Population Projections

| Year | Okaloosa County Population Projections | Crestview Population Projections |
|---|---|---|
| **2025** | 223,601 | 29,372 |
| **2030** | 233,803 | 31,401 |
| **2035** | 241,900 | 33,061 |
| **2040** | 248,900 | 34,545 |
| **2045** | 254,796 | 35,830 |
| **2050** | 260,003 | 36,992 |

### 2.9.3 Historic Traffic Volumes

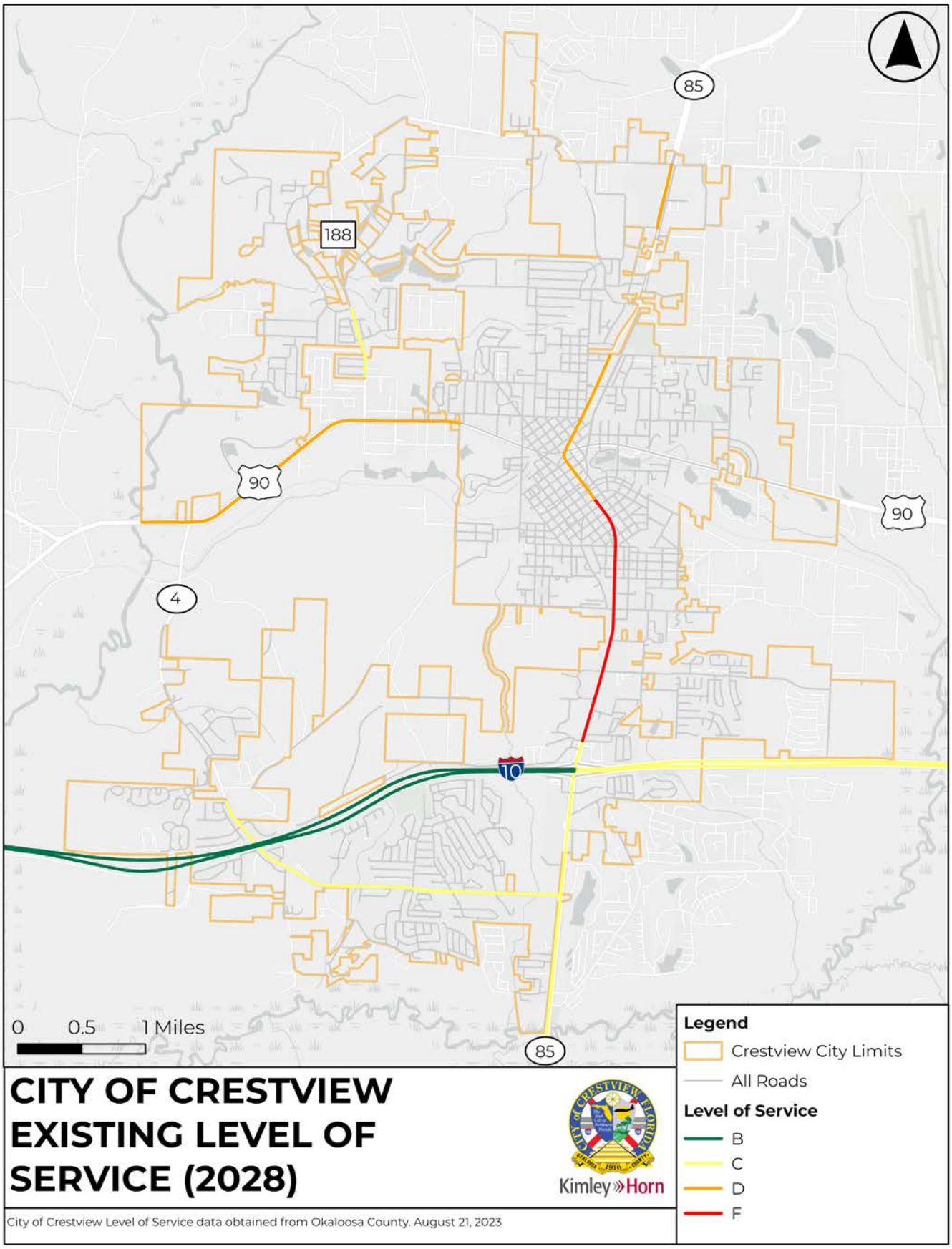
FDOT provides historic traffic volumes for each district across the State of Florida. Historical traffic volumes are categorized by AADT. Per FDOT Florida Traffic Online (FTO), AADT is the total volume of traffic on a highway segment for one year divided by the number of days in that year. AADT values are a separate process distinct from capacity and LOS analyses.

In the CRA District, traffic counts were collected for major corridors. US 90 and SR 85 contained the highest traffic counts, with an AADT ranging from 13,000 to 40,000.

# 3.0 Future Conditions

The data that was used in these projections was collected from FTO. Existing traffic volumes were determined based on FDOT count stations on each segment. To estimate future traffic volumes a growth rate (based on average annual growth for 2017-2022 at each count station) was applied to the existing volumes for a five year and ten year scenario. The LOS for each road segment in the existing and future scenarios were then estimated using the guidelines from the FDOT 2023 Multimodal Quality/Level of Service Handbook.

Using the same guidelines in the FDOT 2023 Multimodal Quality/Level of Service Handbook, bicycle and pedestrian future LOS was determined after assessing the existing facilities with data gathered from satellite imagery and applicable roadway plans.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Crestview City Limits
All Roads
Level of Service
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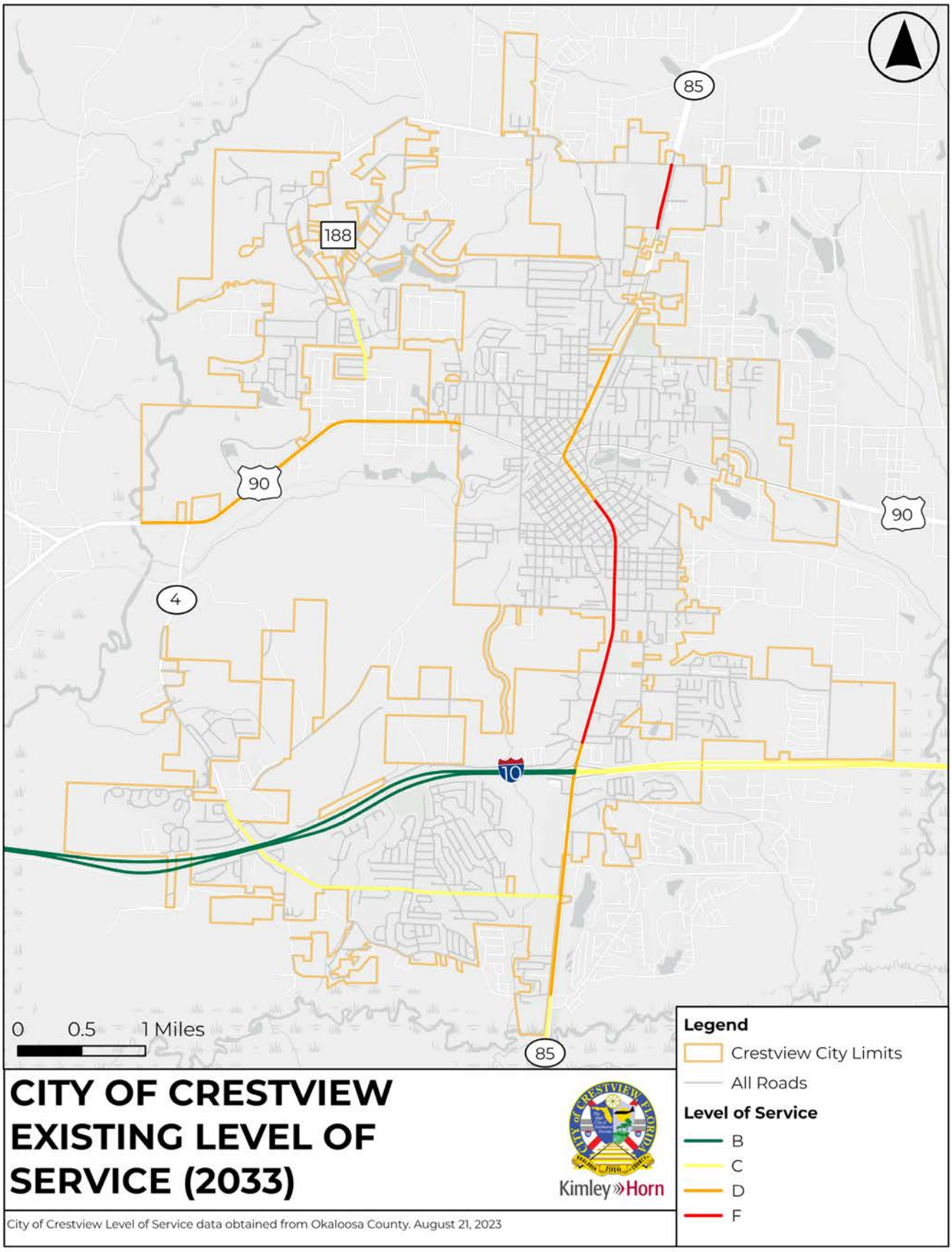
CITY OF CRESTVIEW
EXISTING LEVEL OF
SERVICE (2028)
Kimley»Horn
City of Crestview Level of Service data obtained from Okaloosa County. August 21, 2023

## Table 3.1.1 Projected Road Segments Level of Service (2028)

| | | | | | Future Conditions (2028) | | |
|---|---|---|---|---|---|---|---|
| Roadway | Segment | Functional Class | Type | Area | Lanes | PK Hr Two-Way Volume (2023) | LOS |
| I-10 | Santa Rosa County line to SR 85 | Principal Arterial | Divided | Rural | 4 | 4,239 | C |
| I-10 | SR 85 to Walton County line | Principal Arterial | Divided | Transitioning | 4 | 2,541 | B |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | 6 | 3,283 | C[2] |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Commercial Suburban | 6 | 4,122 | C[2] |
| SR 85 | Mirage Ave to E Walnut Ave | Principal Arterial | Divided | Suburban Commercial | 4 | 3,450 | F |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | 4 | 2,515 | D |
| SR 85 | Garden St to Old Bethel Rd/Airport Rd | Principal Arterial | Divided | Suburban Commercial | 4 | 2,855 | D |
| US 90 | Mayo Trail to City Limits | Minor Arterial | Divided | Urban General | 4 | 2,532 | D |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | 2 | 999 | C |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | 4 | 1,937 | C[3] |

*Based on Historical AADT growth at FDOT count station*
*[2]Takes into account widening to 6-lanes.*
*[3]Takes into account widening to 4-lanes.*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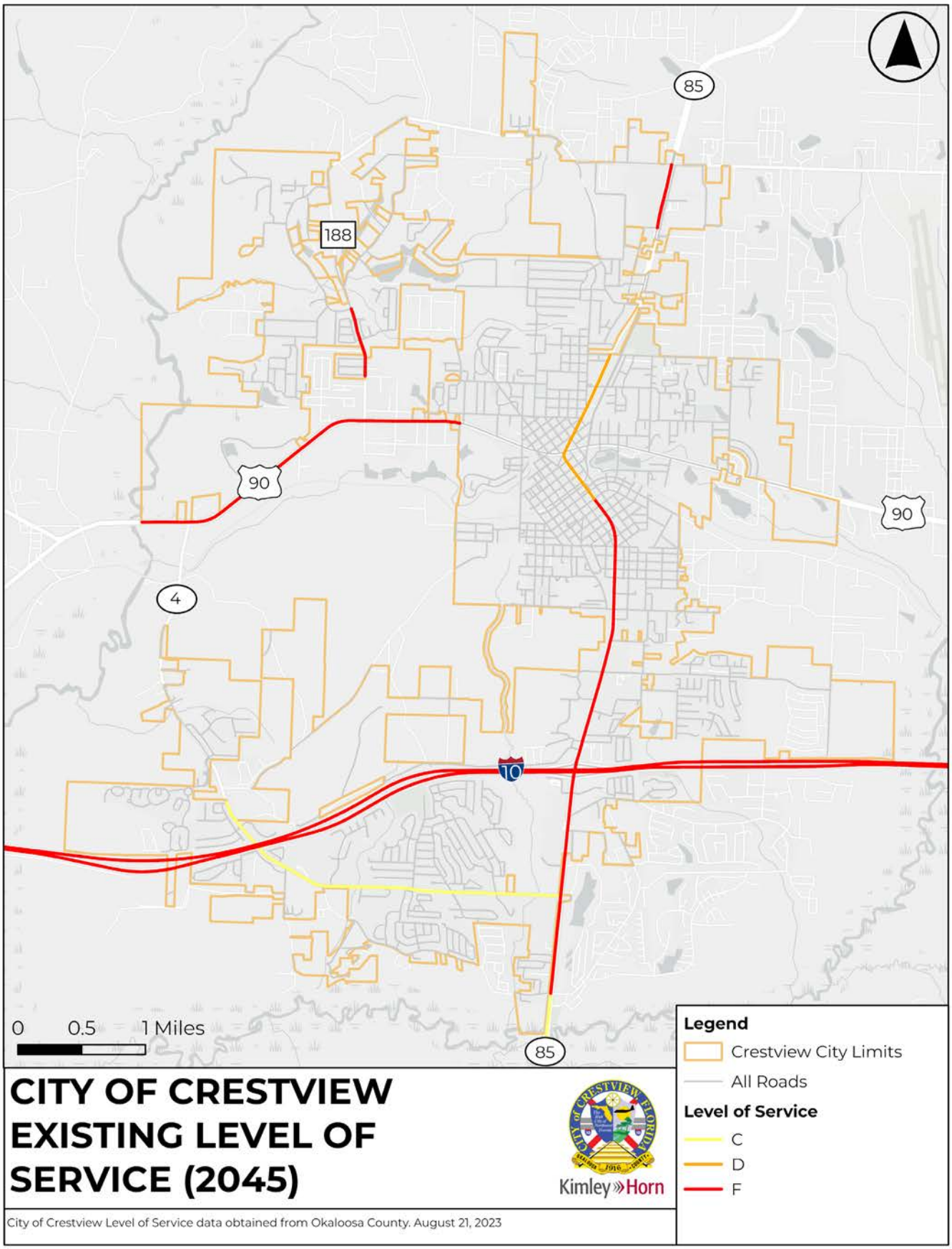
Crestview City Limits
All Roads
Level of Service
B
C
D
F
CITY OF CRESTVIEW
EXISTING LEVEL OF
SERVICE (2033)
Kimley»Horn
City of Crestview Level of Service data obtained from Okaloosa County. August 21, 2023

## Table 3.1.2 Projected Roadway Segments Level of Service (2033)

| | | | | | Future Conditions (2033) | | |
|---|---|---|---|---|---|---|---|
| Roadway | Segment | Functional Class | Type | Area | Lanes | PK Hr Two-Way Volume (2023) | LOS |
| I-10 | Santa Rosa County line to SR 85 | Principal Arterial | Divided | Rural | 4 | 5,040 | C |
| I-10 | SR 85 to Walton County line | Principal Arterial | Divided | Transitioning | 4 | 3,192 | B |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | 6 | 3,451 | C[2] |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Commercial Suburban | 6 | 4,332 | D[2] |
| SR 85 | Mirage Ave to E Walnut Ave | Principal Arterial | Divided | Suburban Commercial | 4 | 3,626 | F |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | 4 | 2,643 | D |
| SR 85 | Garden St to Old Bethel Rd/Airport Rd | Principal Arterial | Divided | Suburban Commercial | 4 | 3,838 | F |
| US 90 | Mayo Trail to City Limits | Minor Arterial | Divided | Urban General | 4 | 2,971 | D |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | 2 | 1,334 | C |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | 4 | 2,103 | C[3] |

*Based on Historical AADT growth at FDOT count station*
*[2]Takes into account widening to 6-lanes.*
*[3]Takes into account widening to 4-lanes.*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0 0.5 1 Miles
Legend
Crestview City Limits
All Roads
Level of Service
C
D
F
CITY OF CRESTVIEW
EXISTING LEVEL OF
SERVICE (2045)
Kimley»Horn
City of Crestview Level of Service data obtained from Okaloosa County. August 21, 2023

## Table 3.1.3 Projected Roadway Segments Level of Service (2045)

| | | | | | Future Conditions (2045) | | |
|---|---|---|---|---|---|---|---|
| Roadway | Segment | Functional Class | Type | Area | Lanes | PK Hr Two-Way Volume (2023) | LOS |
| I-10 | Santa Rosa County line to SR 85 | Principal Arterial | Divided | Rural | 4 | 7,633 | F |
| I-10 | SR 85 to Walton County line | Principal Arterial | Divided | Transitioning | 4 | 5,520 | F |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | 6 | 3,888 | C[2] |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Commercial Suburban | 6 | 4,882 | F[2] |
| SR 85 | Mirage Ave to E Walnut Ave | Principal Arterial | Divided | Suburban Commercial | 4 | 4,086 | F |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | 4 | 2,978 | D |
| SR 85 | Garden St to Old Bethel Rd/Airport Rd | Principal Arterial | Divided | Suburban Commercial | 4 | 7,811 | F |
| US 90 | Mayo Trail to City Limits | Minor Arterial | Divided | Urban General | 4 | 4,362 | F |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | 2 | 2,666 | F |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | 4 | 2,563 | C[3] |

*Based on Historical AADT growth at FDOT count station*
*[2]Takes into account widening to 6-lanes.*
*[3]Takes into account widening to 4-lanes.*

## 3.2 Future Pedestrian Level of Traffic Stress (LTS)

### Table 3.2.1 Projected Pedestrian Level of Traffic Stress (2028)

| | | | | | Future Conditions (2028) | | | |
|---|---|---|---|---|---|---|---|---|
| Roadway | Segment | Functional Class | Type | Area | Continuous Sidewalk Present? | Posted Speed | Separation? If so, is there Vertical Separation? | LTS |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | Yes | 45 | Yes, Yes | 2 |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Suburban Commercial | Yes | 45 | Yes, Yes | 2 |
| SR 85 | Mirage Ave to E Walnut Rd | Principal Arterial | Divided | Suburban Commercial | Yes | 45 | Yes, Yes | 2 |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | Yes | 35 | Yes, Yes | 1 |
| SR 85 | Garden St to Old Bethel Rd/Airport Rd | Principal Arterial | Divided | Suburban Commercial | Yes | 45 | Yes, Yes | 2 |
| US 90 | Mayo Trail to City Limits | Minor Arterial | Divided | Urban General | No | 45 | - | 4 |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | No | 35 | - | 4 |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | Yes | 35 | Yes, Yes | 1 |

Table 3.2.2 Projected Pedestrian Level of Traffic Stress (2033)

| | | | | | Future Conditions (2033) | | | |
|---|---|---|---|---|---|---|---|---|
| Roadway | Segment | Functional Class | Type | Area | Continuous Sidewalk Present? | Posted Speed | Separation? If so, is there Vertical Separation? | LTS |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | Yes | 45 | Yes, Yes | 2 |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Suburban Commercial | Yes | 45 | Yes, Yes | 2 |
| SR 85 | Mirage Ave to E Walnut Rd | Principal Arterial | Divided | Suburban Commercial | Yes | 45 | Yes, Yes | 2 |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | Yes | 35 | Yes, Yes | 1 |
| SR 85 | Garden St to Old Bethel Rd/Airport Rd | Principal Arterial | Divided | Suburban Commercial | Yes | 45 | Yes, Yes | 2 |
| US 90 | Mayo Trail to City Limits | Minor Arterial | Divided | Urban General | No | 45 | - | 4 |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | No | 35 | - | 4 |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | Yes | 35 | Yes, Yes | 1 |

Table 3.2.3 Projected Pedestrian Level of Traffic Stress (2045)

| | | | | | Future Conditions (2045) | | | |
|---|---|---|---|---|---|---|---|---|
| Roadway | Segment | Functional Class | Type | Area | Continuous Sidewalk Present? | Posted Speed | Separation? If so, is there Vertical Separation? | LTS |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | Yes | 45 | Yes, Yes | 2 |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Suburban Commercial | Yes | 45 | Yes, Yes | 2 |
| SR 85 | Mirage Ave to E Walnut Rd | Principal Arterial | Divided | Suburban Commercial | Yes | 45 | Yes, Yes | 2 |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | Yes | 35 | Yes, Yes | 1 |
| SR 85 | Garden St to Old Bethel Rd/Airport Rd | Principal Arterial | Divided | Suburban Commercial | Yes | 45 | Yes, Yes | 2 |
| US 90 | Mayo Trail to City Limits | Minor Arterial | Divided | Urban General | No | 45 | - | 4 |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | No | 35 | - | 4 |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | Yes | 35 | Yes, Yes | 1 |

## 3.3 Future Bicycle Level of Traffic Stress (LTS)

### Table 3.3.1 Projected Cycling Level of Traffic Stress (2028)

| | | | | | Future Conditions (2028) | | |
|---|---|---|---|---|---|---|---|
| Roadway | Segment | Functional Class | Type | Area | Type of Bicycle Facility Present | Posted Speed | LTS |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | Bicycle Lane | 45 | 4 |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Suburban Commercial | Bicycle Lane | 45 | 4 |
| SR 85 | Mirage Ave to E Walnut Ave | Principal Arterial | Divided | Suburban Commercial | None | 45 | 4 |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | None | 35 | 4 |
| SR 85 | Garden St to Old Bethel Rd/Airport Rd | Principal Arterial | Divided | Suburban Commercial | None | 45 | 4 |
| US 90 | Mayor Trail to City Limits | Minor Arterial | Divided | Urban General | None | 45 | 4 |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | None | 35 | 4 |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | Bicycle Lane | 35 | 3 |

### Table 3.3.2 Projected Cycling Level of Traffic Stress (2033)

| | | | | | Future Conditions (2033) | | |
|---|---|---|---|---|---|---|---|
| Roadway | Segment | Functional Class | Type | Area | Type of Bicycle Facility Present | Posted Speed | LTS |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | Bicycle Lane | 45 | 4 |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Suburban Commercial | Bicycle Lane | 45 | 4 |
| SR 85 | Mirage Ave to E Walnut Ave | Principal Arterial | Divided | Suburban Commercial | None | 45 | 4 |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | None | 35 | 4 |
| SR 85 | Garden St to Old Bethel Rd/Airport Rd | Principal Arterial | Divided | Suburban Commercial | None | 45 | 4 |
| US 90 | Mayor Trail to City Limits | Minor Arterial | Divided | Urban General | None | 45 | 4 |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | None | 35 | 4 |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | Bicycle Lane | 35 | 3 |

Table 3.3.3 Projected Cycling Level of Traffic Stress (2045)

| City of Crestview Bicycle Level of Traffic Stress (LTS) | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | | | Future Conditions (2045) | | |
| Roadway | Segment | Functional Class | Type | Area | Type of Bicycle Facility Present | Posted Speed | LTS |
| SR 85 | City Limits to Antioch Rd | Principal Arterial | Divided | Suburban Residential | Bicycle Lane | 45 | 4 |
| SR 85 | Antioch Rd to Mirage Ave | Principal Arterial | Divided | Suburban Commercial | Bicycle Lane | 45 | 4 |
| SR 85 | Mirage Ave to E Walnut Ave | Principal Arterial | Divided | Suburban Commercial | None | 45 | 4 |
| SR 85 | E Walnut Ave to 8th Ave/ Stillwell Blvd | Principal Arterial | Divided | Urban General | None | 35 | 4 |
| SR 85 | Garden St to Old Bethel Rd/Airport Rd | Principal Arterial | Divided | Suburban Commercial | None | 45 | 4 |
| US 90 | Mayor Trail to City Limits | Minor Arterial | Divided | Urban General | None | 45 | 4 |
| CR 188 | Sioux Cir to S of Susan Dr | Minor Arterial | Undivided | Suburban Residential | None | 35 | 4 |
| CR 4 | Maracel Loop to SR 85 | Minor Arterial | Undivided | Suburban Residential | Bicycle Lane | 35 | 3 |

## 3.4 Planned Improvements

### 3.4.1 Okaloosa-Walton TPO Transportation Improvement Program

The Transportation Improvement Program (TIP) provides a project listing that reflects the needs and desires of the TPO Study Area. The TIP is developed by the Okaloosa-Walton TPO in conjunction with FDOT and local governments within the TPO region. The agencies involved provide Okaloosa-Walton TPO with estimates of available federal and state funds to be used in development of the financial plan. The TIP is a five-year plan for transportation improvements containing information about the type of work to be completed. This can include project phasing, estimated costs, and funding sources for all projects within Okaloosa-Walton TPO.

Table 3.4.1 shows four selected projects from the Okaloosa-Walton TPO that directly impact traffic and LOS in the City of Crestview. Additional projects can be found in the complete TIP document.

#### Table 3.4.1 Okaloosa-Walton TPO Transportation Improvements

| Project Name | | 2019/21 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | Total |
|---|---|---|---|---|---|---|---|
| **LF – Local Funds** | | | | | | | |
| 4381391 | Crestview Bypass NW | $750,196 | $0 | $0 | $0 | $0 | $750,196 |
| 4381392 | PJ Adams/Antioch Rd – Crestview SW | $0 | $0 | $0 | $1,200,000 | $0 | $1,200,000 |
| **SL – STP, Areas <= 200K** | | | | | | | |
| 4381392 | PJ Adams/Antioch Rd – Crestview SW | $0 | $0 | $0 | $1,320,000 | $0 | $1,320,000 |
| **TRWR – 2015 SB2514A – TRAN REG INCT PRG** | | | | | | | |
| 4381391 | Crestview Bypass NW | $750,196 | $0 | $0 | $0 | $0 | $750,196 |

*Taken from the Okaloosa-Walton TPO Transportation Improvement Program FY2019/2020 – 2023/2024*

### 3.4.2 Roadway Improvements

Traffic improvements help Crestview address issues that will improve intersection safety and parking to accommodate all roadway users. The Crestview FY 2022 Budget outlines some of the components of the Capital Improvement Plan (CIP). The City is responsible for overseeing and maintaining north of 140 miles of roads, streets, and alleys. On a rotating 25-year cycle, the City will repave all streets. The City will repave streets on a needed basis to maintain adequate drivable surfaces. Table 3.4.2 shows the Street CIP budget from FY 2023 over the next five years, including 2023.

| 5 Year Capital Improvement Schedule General Fund | | | | | |
|---|---|---|---|---|---|
| Fiscal Year | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
| **Street CIP Budget** | **$5,787,075** | **$888,200** | **$1,200,000** | **$900,000** | **$900,000** |

*Data and budget numbers taken from FY2023 Operational Budget.*

### *3.4.2.1 Northwest Crestview Bypass*

This project is a multi-phase process to determine alignment of the NW segment of the Crestview Bypass. The purpose of the NW Crestview Bypass is to provide an alternative to SR 85, provide a NW bypass around Crestview, and connect to the SW Bypass. This project is currently in the Planning Phase. Table 3.4.2.1 shows the timeline for the remaining phases of the project.

*Table 3.4.2.1 Northwest Crestview Bypass Projected Project Timeline*

| Phase | Time Frame |
|---|---|
| **Planning Phase** | **Now** |
| **Project Development and Environment (PD&E) Study** | **2026-2030*** |
| **Design and Right-of-Way** | **2031-2035*** |
| **Construction** | **2035-2045*** |

*Taken from Okaloosa County Northwest Crestview Bypass webpage.*
**Timeframes are based on the Okaloosa-Walton TPO 2045 Long-Range Transportation Plan (LRTP)*

### *3.4.2.2 I-10 Antioch Road PD&E Study*

The purpose of this PD&E Study is to improve regional mobility and accessibility in conjunction with the Crestview Bypass. Additionally, this study aims to relieve traffic congestion on the heavily trafficked SR 85 and its existing interchange with I-10, which happens to be the only I-10 access within Crestview.

Figure 4 shows the proposed modifications and improvements for downtown Crestview roadways.[8] The Crestview Mobility Plan outlines roadway improvement projects based on the City's priority level. The roadway improvements are part of the Mobility Recommendations the City has planned out to improve their future mobility network.

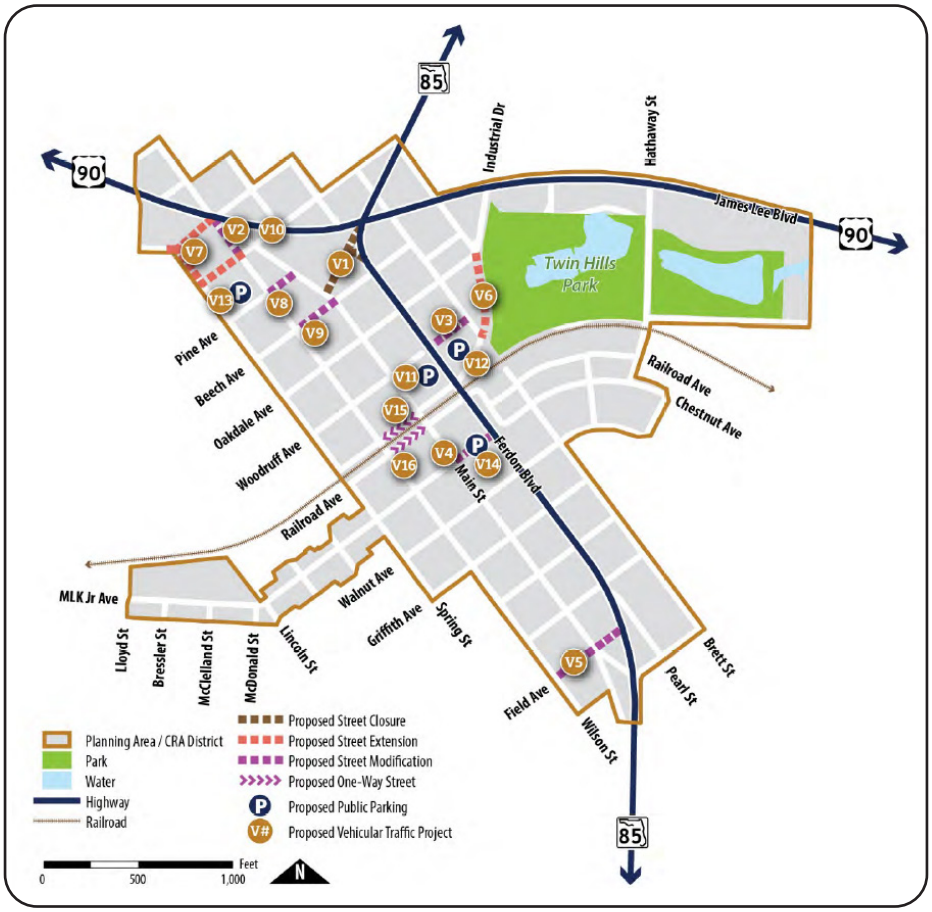


*Figure 4. Proposed Downtown Roadways Projects*
*Image taken from Crestview Mobility Plan 2021.*

*[8] City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida , 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*

*Table 3.4.2.3 Roadway Improvement Projects*

| Project # | Street Name | From | To | Type | Priority | Description |
|---|---|---|---|---|---|---|
| V1 | Courthouse Terrace | US 90 | Main St | Closure | High | Close right-of-way to vehicular traffic and convert into a pedestrian plaza. |
| V2 | Wilson St | US 90 | Cedar Ave | Modification | Low | Realign to remove from the six-way intersection with U.S. 90, Main Street, and Hickory Avenue. |
| V3 | Woodruff Ave | SR 85 | Brett St | Modification | Low | Merge right-of-way with the proposed public parking lot along Industrial Drive and east of SR 85. |
| V4 | Chestnut Ave | SR 85 | Main St | Modification | Low | Convert right-of-way into parking area connected to the adjacent private properties. |
| V5 | Field Ave | SR 85 | Wilson St | Modification | Low | Modify to remove major intersections with SR 85 and Main Street. |
| V6 | Industrial Dr | Brett St | McCaskill St | Extension | Medium | Connect the two segments of Industrial Drive |
| V7 | Hickory Ave/ Cedar Ave/ Spring St | US 90 | Spring St | Extension | Medium | Extend Hickory Avenue, Cedar Avenue, and Spring Street to connect Spring Street to U.S. 90. |
| V9 | Beech Ave | Main St | Wilson St | Modification | High | Convert to two-way street |
| V10 | Cedar Ave | Cedar Ave | US 90 | Intersection Modification | High | Extend curb line along US 90 to end of on-street parking along Cedar Avenue |
| V11 | Industrial Dr | N/A | N/A | Parking | High | Develop public parking along west side of SR 85 overpass between Industrial Drive and Woodruff Avenue. |
| V12 | Industrial Dr | N/A | N/A | Parking | Low | Develop public parking along east side of SR 85 overpass between Industrial Drive and Woodruff Avenue. |
| V13 | Pine Ave | N/A | N/A | Parking | Medium | Develop public parking lot at the northwest quadrant of Pine Avenue and Wilson Street. |
| V14 | Chestnut Ave | SR 85 | Main St | Parking | Medium | Convert right-of-way to parking area |
| V15 | Railroad Ave | Main St | Wilson St | Modification | High | Convert Booker Street from two-way traffic to one-way. |
| V16 | W Railroad Ave | Main St | Wilson St | Modification | High | Convert Railroad Avenue from two-way traffic to one-way |

*Data taken from Crestview Mobility Plan 2021.*

### 3.4.3 Pedestrian Improvements

The Crestview Mobility Plan identifies four projects to improve pedestrian mobility, all with high priority.

### Table 3.4.3 Proposed Pedestrian Improvements Projects

| Project # | Street Name | From | To | Type | Priority | Description |
|---|---|---|---|---|---|---|
| P1 | Martin Luther King Jr. Ave | Lloyd St | Spring St | Sidewalk | High | Develop sidewalks along Martin Luther King Jr Avenue consistent with the Martin Luther King Jr. Character Area. |
| P2 | Chestnut Ave | Main St | Hathaway St | Sidewalk | High | Develop a sidewalk along the north side of Chestnut Avenue connecting Main Street to Hathaway Street. |
| P3 | Main St | Industrial Dr | Railroad Ave | Crosswalk | High | Extend the sidewalk along the east side of Main Street across the railroad, including a safe pedestrian crossing. |
| P4 | Wilson St | Railroad Ave | Railroad Ave | Crosswalk | High | Extend the sidewalk along the west side of Wilson Street across the railroad, including a safe pedestrian crossing. |

*Table 3. Data taken from Crestview Mobility Plan 2021.*

### 3.4.4 Twin Hills Park Connectivity

Establishing a safe and connected bicycle and pedestrian facility network allows for easier access to Twin Hills Parks. Twin Hills Park is located a quarter mile away from downtown and is currently inaccessible via bicycle or pedestrian facility.[9] The Future Mobility Network establishes three bicycle and pedestrian connections between Main St. and Twin Hills Park. Figure 5 shows the proposed enhancements.

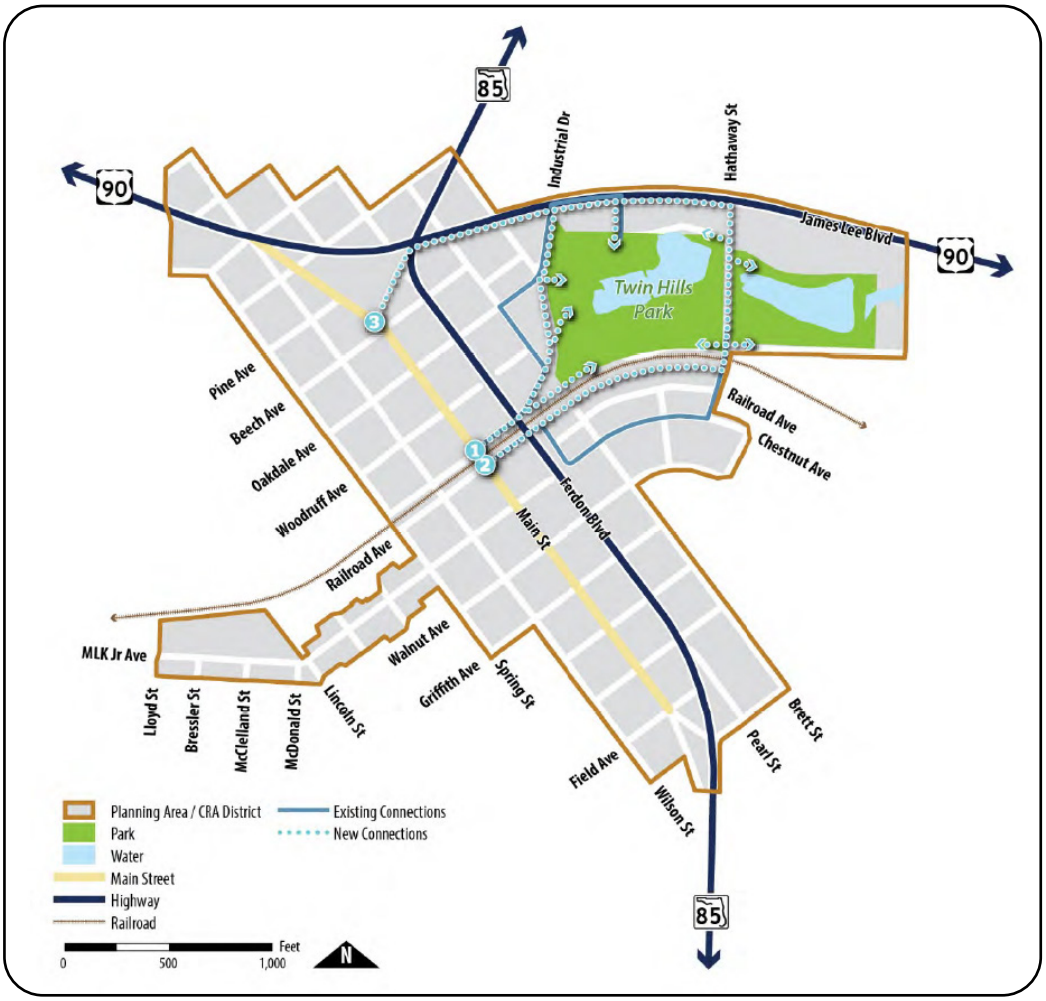


*Figure 5. Proposed Twin Hills Park Connectivity Project*
*Image taken from Crestview Mobility Plan 2021.*

[9] *City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida , 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*

### 3.4.5 Bicycle Improvements

The City of Crestview recommends three types of bicycle facilities to help improve their network: multi-use paths, bicycle lanes, and sharrows. Figure 6 shows the proposed bicycle facilities in downtown.[10]

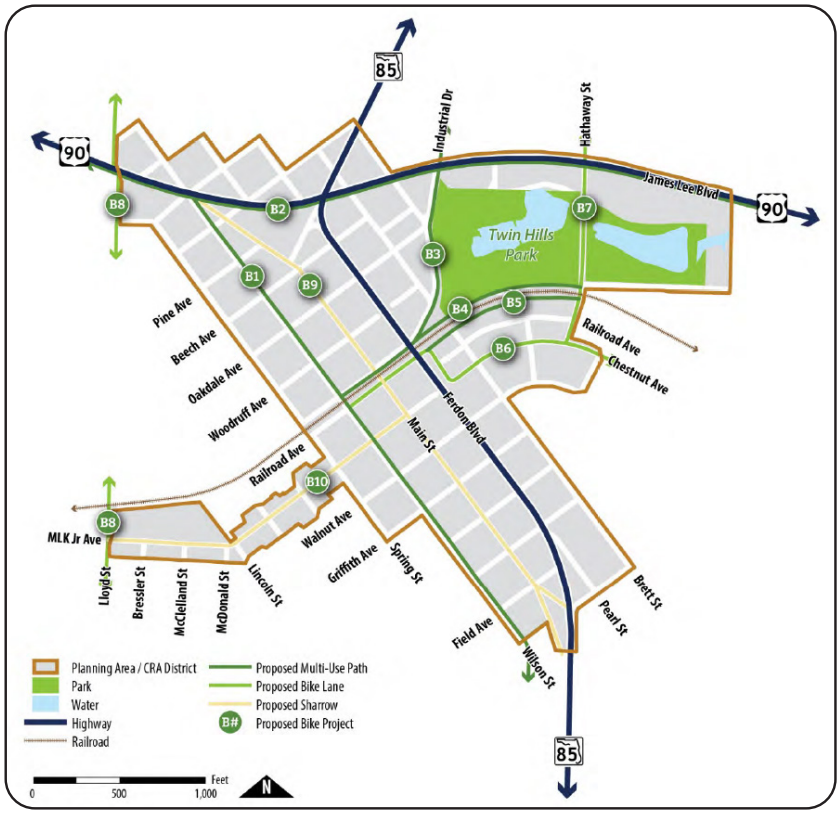


*Figure 6. Proposed Bicycle Improvements Downtown*
*Image taken from Crestview Mobility Plan 2021.*

### 3.4.6 Transit Improvements

The Okaloosa County Transit Development Plan (2016-2026) hosted a visioning workshop as a part of their Public Involvement Phase, where identified needs were assessed and discussed. One of the needs identified was an adequate transit service to connect Crestview and the northern half of Okaloosa County to the County Courthouse in Fort Walton Beach and to the jobs in the beach area. Steering Committee members were asked to complete a map in which they identified transit trip origins and destinations. Crestview was among the most identified origin and destination.

## 3.5 Land Use Implications

### 3.5.1 Land Use Analysis

Within the City, land use and mobility are linked by the existing transportation network. Parcels along Main Street have been designated for Downtown Mixed Use land use to allow for high-intensity, pedestrian-oriented residential and commercial entertainment.

Different land uses promote a varying level of pedestrian services. Downtown Mixed Use land use generates more activity and traffic requiring improved bicycle and pedestrian facilities. Other uses, such as Low Density Residential, will not require the same level of bicycle and pedestrian facilities as it has less traffic.[11]

[10] *City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida , 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*

[11] *City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida , 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*

## 3.6 Mobility Plan Character Areas

The 2021 Crestview Mobility Plan outlines Downtown Crestview into six designated character areas. Character areas influence the look, feel, and utility of downtown streets. Character areas influence the types of amenities and features that streets will provide for the mobility network. The six character concepts are Bike Connectivity Character Area, Pedestrian Connectivity Character Area, Historic Main Street Character Area, South Main Street Character Area, Wilson Street Character Area, and Martin Luther King Jr. Character Area.

### 3.6.1 Bike Connectivity Character Area

This character area helps identify bicycle corridors to improve downtown connectivity by providing the necessary facilities between Main Street, Twin Hills Park, and the greater Crestview area. Within this character area, key bicycle lanes and streets having various right-of-way widths will be the key features. At minimum, each street should include two-way traffic with ten foot lanes, five (5) foot bike lanes in each direction, and five (5) foot wide sidewalks on both sides. Figure 7 below shows the proposed cross section for this character area.[12]

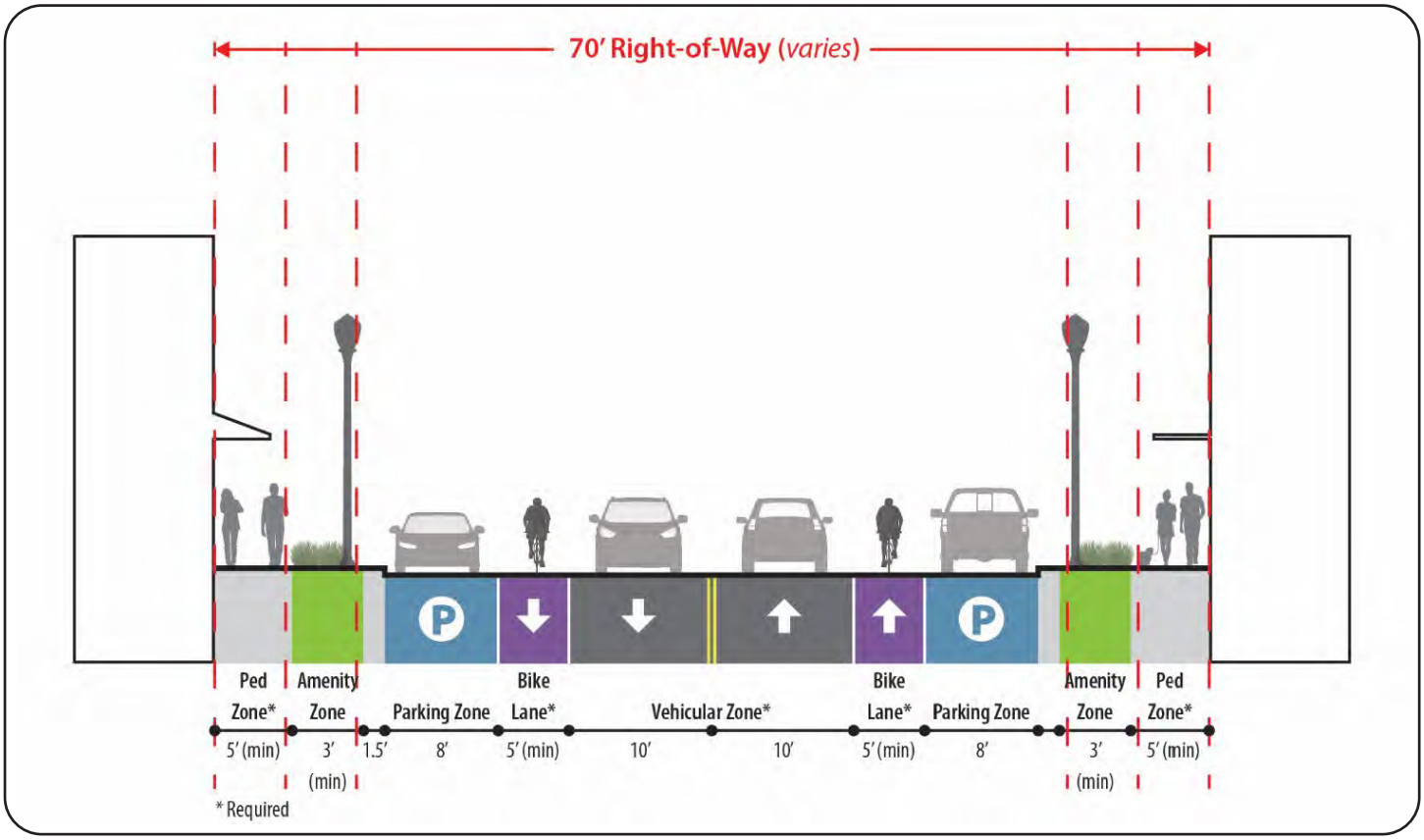


*Figure 7. Proposed Bike Facilities*
*Image taken from Crestview Mobility Plan 2021.*

[12] *City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida , 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*

### 3.6.2 Pedestrian Connectivity Character Area

This character area helps identifies corridors that need a more robust pedestrian experience in Downtown Crestview. This area intends to provide adequate sidewalk widths and pedestrian amenities for a safer, more comfortable, and more enjoyable pedestrian mobility and facilities. Each street in this character area should include two-way traffic with ten (10) foot lanes, six foot sidewalks on each side, and a two foot landscaped Amenity Zone between the Vehicular Zone and Pedestrian Zone. In addition to these standards, the streets in this area may include a combination of on-street parallel parking and frontage zones. Figure 8 shows the proposed cross-section for this character area.[13]

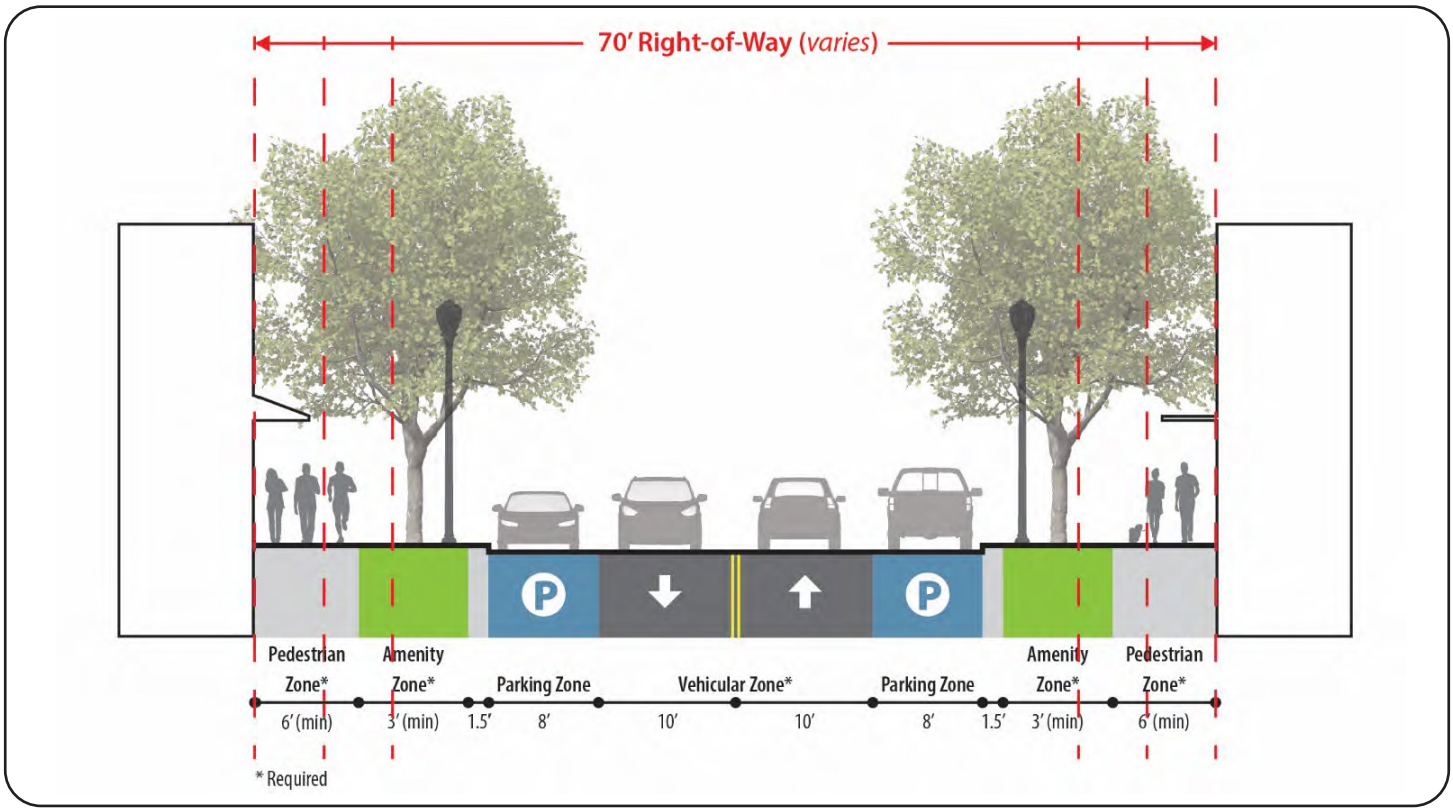


*Figure 8. Proposed Pedestrian Facilities*
*Image taken from Crestview Mobility Plan 2021.*

[13] *City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida , 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*

### 3.6.3 Historic Main Street Character Area

This character area includes portions of Main Street north of the railroad tracks. This character area aims to preserve the historic fabric located along this corridor. A key feature of this character area is converting the angled parking to parallel parking. This allows for the street to be opened for enhanced landscaping, wider sidewalks, and outdoor activity along the sidewalk, such as outdoor dining. Bicyclists are accommodated using sharrows. The low speeds and additional traffic calming measures along Main Street create a safer environment for all bicyclists and motorists. Frontage zones are provided along building frontages to accommodate a more robust street life. Within the right-of-way, this area can be utilized by Main Street businesses for outdoor seating. Figure 9 shows the proposed cross-section for this character area.[14]

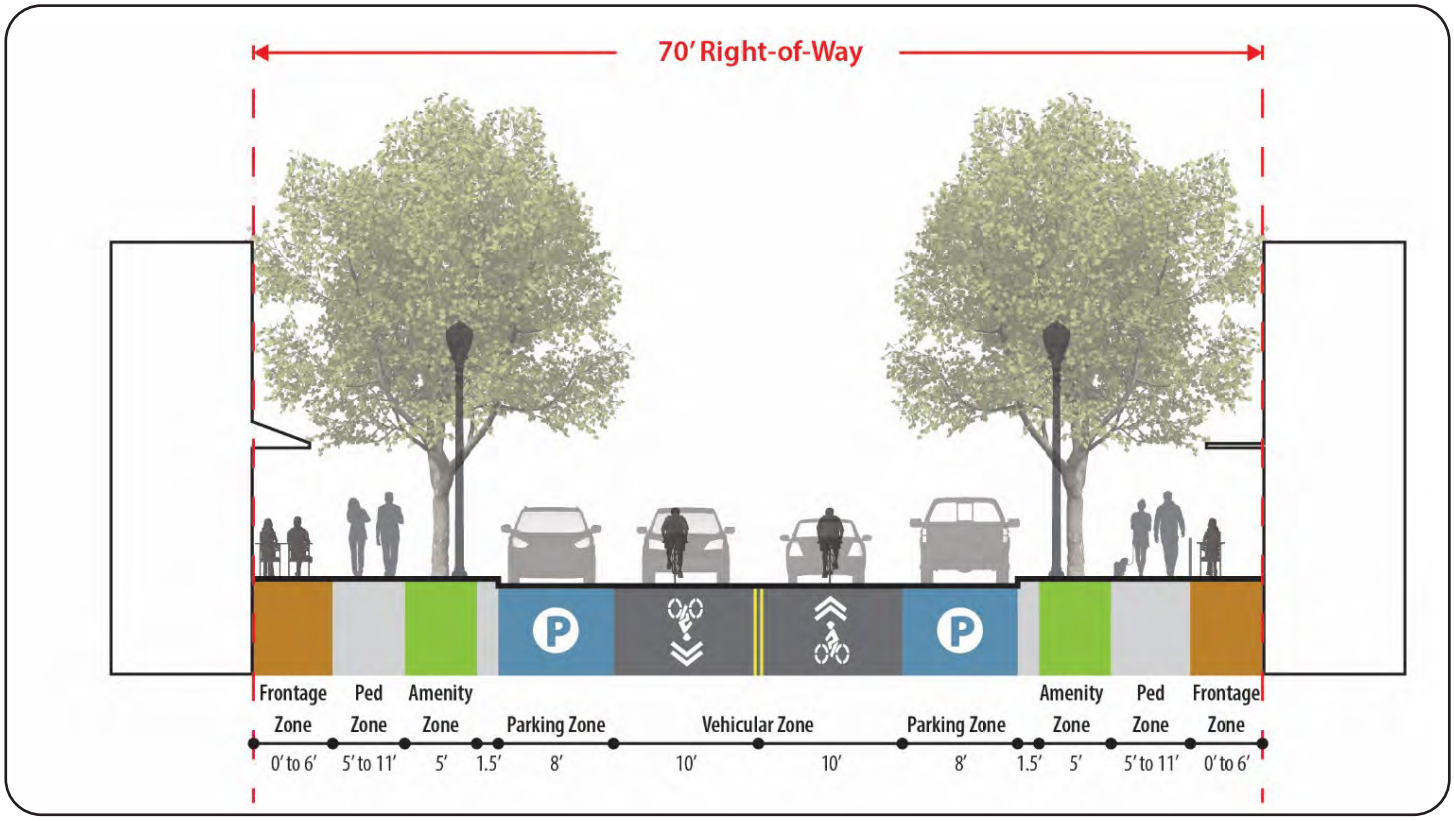


*Figure 9. Proposed Historic Main Street Facilities*
*Image taken from Crestview Mobility Plan 2021.*

[14] *City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida , 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*

### 3.6.4 South Main Street Character Area

This character area includes portions of Main Street south of the railroad. This area contains a broader right-of-way and features more contemporary land development patterns, like larger parcels and wider setbacks. This area benefits from future redevelopment opportunities that conform to the street. The features of the South Main Street Character Area are cohesive to that of the Historic Main Street Character Area, except for angled on-street parking. The wider right-of-way provides enough space for angled on-street parking to remain, while enhancing the three outer zones (Frontage, Pedestrian, and Amenity). The key feature in this zone is the removal of the existing median. This allows for a narrower crosswalk distance for pedestrians and allows the right-of-way to be used more efficiently. Figure 10 shows the proposed cross-section for this character area.

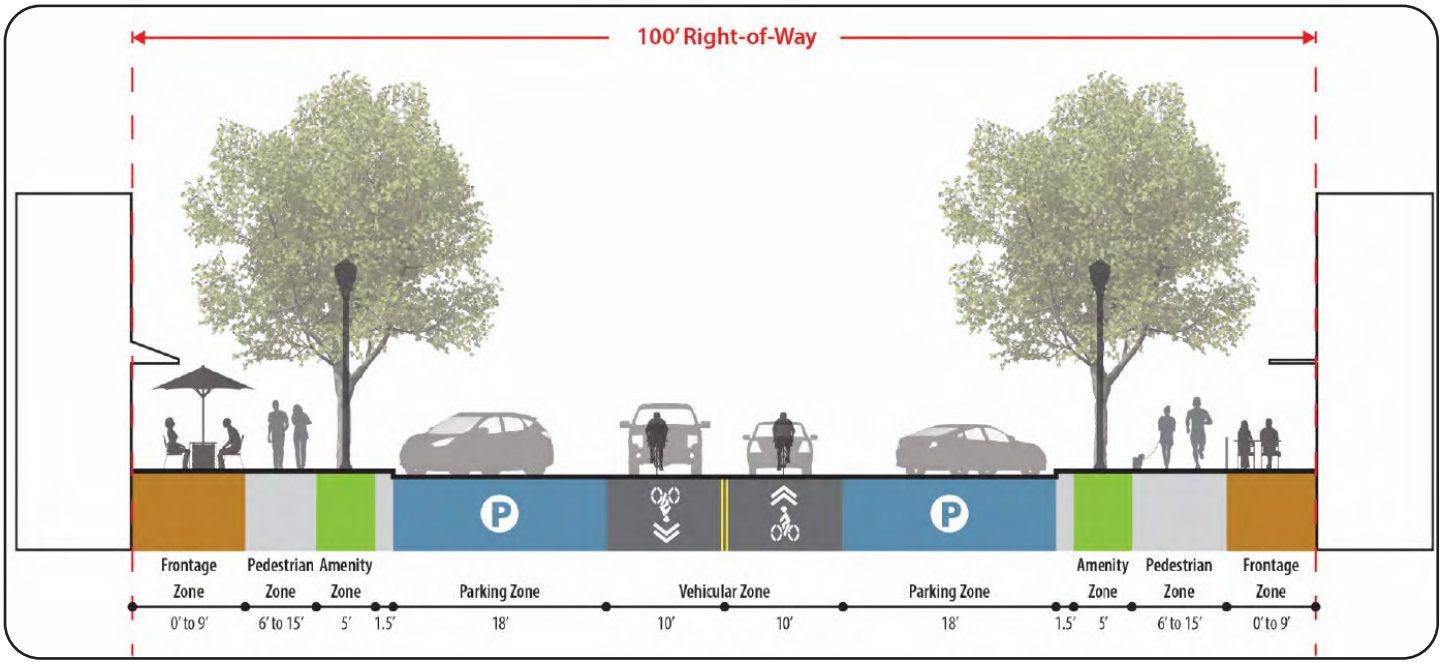


*Figure 10. Proposed South Main Street Facilities*
*Image taken from Crestview Mobility Plan 2021.*

### 3.6.5 Wilson Street Character Area

The Wilson Street Character Area includes all of Wilson Street, which is a key street as it is the only street that runs parallel to Main Street and crosses the railroad within Downtown Crestview. Since Main Street is intended to support high-intensity pedestrian mobility, Wilson Street is intended to support high-intensity bicycle mobility. The key feature separating the Wilson Street Character is the multi-use path. This path helps provide safe and efficient bicycle mobility across Downtown Crestview. It can also be incorporated into the Florida Scenic Trail, which connects US 90 and SR 85. While one side of the character area benefits from the multi-use path, the other side of the corridor can support a wider sidewalk or even a Frontage Zone for outdoor dining and other activities. Figure 11 shows the proposed cross-section of this character area.[15]

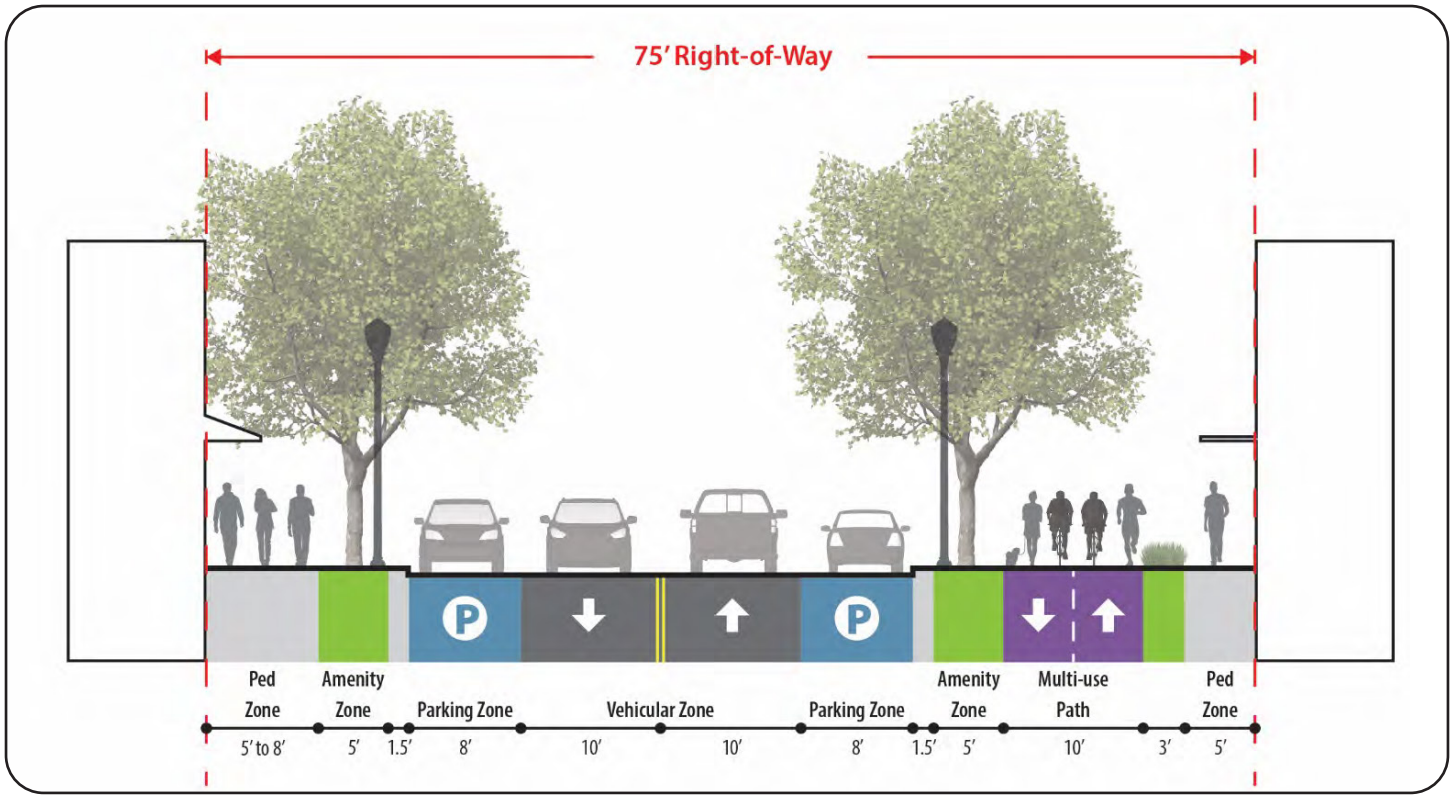


*Figure 11. Proposed Wilson Street Facilities*
*Image taken from Crestview Mobility Plan 2021.*

[15] *City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida , 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*

### 3.6.6 Martin Luther King Jr. Character Area

This character area includes Martin Luther King Jr. Avenue from Lloyd Street to Spring Street. One of the key features of this character area is the addition of six-foot minimum sidewalks along both sides of the street. Currently, there is a lack of sidewalks along Martin Luther King Jr. Avenue. Providing wider sidewalks will allow for an increase in pedestrian mobility and connection to Main Street. Another key feature is enhanced lighting. The incorporation of custom streetlights provides improved nighttime visibility for pedestrians and motorists. This will also provide an improvement to overall safety in the community. The last key feature of this character area is the narrow street width from curb to curb. This helps slow down motorists, increasing pedestrian safety. Figure 12 shows the proposed cross-section for this character area.[16]

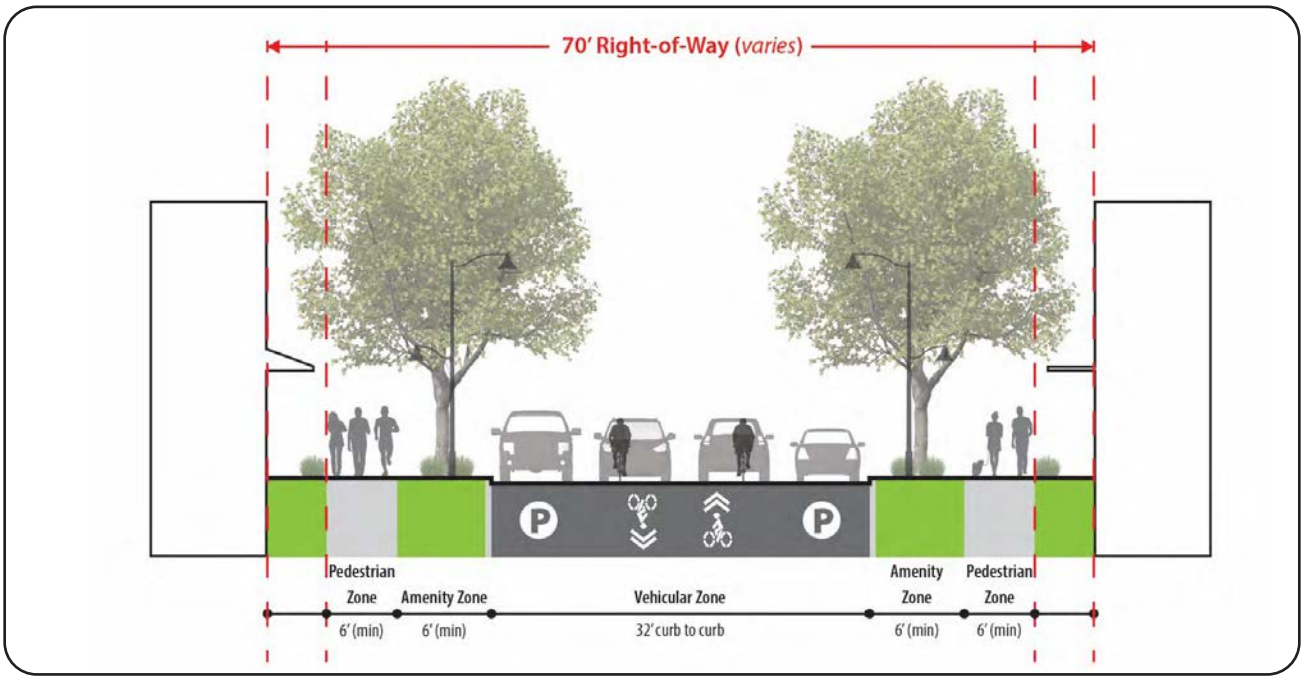


*Figure 12. Proposed Martin Luther King Jr. Facilities*
*Image taken from Crestview Mobility Plan 2021.*

# 4.0 Recommendations

Residents are dependent on transportation routes to effectively travel to their place of work, school, and business establishments within the City. The maintenance of infrastructure and the understanding of the traffic patterns of the City is essential in creating an efficient system for the city's vitality. It would be beneficial for the City to invest their resources in creating a comprehensive inventory of the current transportation network. Maintaining consistencies throughout projects to better align with the goals and objectives of the City would increase the number of projects and improve overall cohesion of City goals. Automobile dependency in Crestview has negatively limited the availability of pedestrian facilities in and around downtown. Investments made towards increasing the current multimodal transportation network would allow residents to utilize safer options when traveling throughout the City.

## 4.1 Recommendations from LDR Policy Crosswalk

- Update Policy 8.A.1.2 to include LDC requirements for shared/cross access and/or cross access easements to reduce the need for the use of the external roadway system and to minimize access points and turning movements.
- Update Policy 8.A.2.1 to include existing level of service and system needs and the availability of transportation facilities and services.

[16] *City of Crestview Community Redevelopment Agency | Mobility Plan." The City of Crestview Florida, 2021. https://cityofcrestview.org/DocumentCenter/View/3311/Crestview-Mobility-Plan-2021-03-26-sm.*

- Update Policy 8.A.1.10 to include land use densities, building intensities, and update transportation management program, as applicable.
- Add policy about growth trends, travel patterns, and intersection between land use/transportation.
- Add policy about intermodal deficiencies and needs.
- Add policy about the projected transportation system levels of service and system needs based upon the future land use map and the projected integrated transportation system.
- Add policy about how the local government will correct existing facility deficiencies, meet the identified needs of the projected transportation system, and advance the purpose of this paragraph and the other elements of the comprehensive plan.
- Add aviation access/terminal policy to address airports, projected airport and aviation development, and land use compatibility around airports, which includes areas defined in F.S.S. 333.01 and 333.02.

## 4.2 Recommendations from the Evaluation Appraisal Report

- Policy 17.A.2.5 speaks to the LRTP only regarding safe access to schools and needs to be broader in how it is addressed.
- Address the requirement for local governments that continue to implement a transportation concurrency system.
- Address the addition of “development agreement” in the listed land use development permits for which an applicant may satisfy transportation concurrency requirements of the local comprehensive plan.
- Address in Transportation Element the pro rata share mentioned in the Capital Improvements Element.

## 4.3 Other Recommendations

- Evaluate the need to develop a more comprehensive functional classification inventory.
- Complete a Downtown Parking Study to better evaluate how to use existing parking to meet the needs of residents and visitors.
- Complete a local bicycle and pedestrian analysis to promote connectivity and identify appropriate routes for a variety of skill levels and ages.
- Conduct a local Safe Routes to School analysis to identify projects eligible for funding at local schools.
- Apply for grant funding to complete a Safety Action Plan through the Safe Streets and Roads for All Program (SS4A) through the FHWA to identify high-risk corridors and develop projects and policy updates to address major roadway safety concerns in Crestview.
- Update the bicycle and pedestrian level of traffic stresses using an updated data driven approach that can be integrated into a comprehensive Bicycle and Pedestrian Master Plan or similar.
- Conduct corridor management studies for roadways that are high volume and high speed that may currently divide the community and limit multimodal transportation options.
- Conduct an analysis of local land uses and transportation practices to identify the best practices and promote walkability and biking in Crestview. This may be done as part of the Bicycle and Pedestrian Master Plan or as its own Context Classification guidebook for Crestview specifically.

Chapter 7

# INFRASTRUCTURE

# 1.0 Introduction

The purpose and objective of the infrastructure element is to provide cost effective total life cycle management of the City of Crestview public infrastructure and key essential services to enhance sustainability and the health, safety and welfare of residents, businesses, and visitors. The City of Crestview has a list of priorities with a high degree of focus in their FY2024 Budget. Addressing and prioritizing utility improvements and expansions along with facilities planning design and engineering study for Public Safety and Public Works facilities are of the highest importance for the upcoming fiscal year.

The City maintains extensive public infrastructure and facilities. Storm drainage systems, water treatment and transmission systems, wastewater (sanitary sewer) collection and pumping systems are all maintained by the City. This infrastructure provides property owners, residents, and visitors to the City with a high quality of life.

The infrastructure element addresses the City's condition and capacity needs regarding sanitary sewer, potable water, stormwater/drainage, and solid waste. The City provides services or contracts service outward to allow for the capacity needs of the City to be met.

The infrastructure element summarizes items of significance in the City's sanitary sewer, potable water, solid waste, and stormwater management system. The following summaries have been prepared to facilitate review of the requirements of F.S.S. 163.3177 and guide the City of Crestview in the creation of Goals, Objectives, and Policies to govern the provision of public facilities and services. The text of the element is a summary of the complete inventory, analysis, and recommendations which are contained in this technical source documents.

## 1.1 Alignment with the Strategic Plan

In accordance with the community engagement conducted for the development of the Strategic Plan, the City intends to educate, inform, and engage with the residents of Crestview and raise their awareness of the town's valuable economic, cultural, and natural assets. The "Infrastructure" and "Organizational Capacity, Effectiveness, and Efficiency" focus areas of the Strategic Plan include several goals addressing the infrastructure needs of the city such as the completion of the expansion of the wastewater collection system.

# 2.0 Existing Conditions

## 2.1 Sanitary Sewer

The City of Crestview provides sanitary sewer services to city and non-city residents. The City of Crestview's Wastewater Treatment Plan Division[1] currently oversees and coordinates services provided by JACOBS. The Public Services Department manages and directs the contractor of the City's permitted disposal capacity of 2.67 million gallon per day (mgd) and a permitted treatment capacity of 2.75 mgd Wastewater Treatment Plant (WWTP).[2]

The City of Crestview has established the LOS standard for sanitary sewer within the City as 108 gallons per capita per day, which includes collection and treatment. Additionally, the Comprehensive Plan states that the City must maintain an infiltration/inflow rate of 20% of average daily flow or better. The City will continue its efforts to have all properties in the City limits served by the central sewage system. Outlined in the provisions of Section 90-107 of the Crestview Land Development Code (LDC), the City will continue to implement the provisions requiring connection to the central sewer system within 30 days of notice if within 200 feet of the Central System.

Table 2.1 shows the sewer rates for the City of Crestview adopted on October 1, 2022. There are currently more than seventy-seven 77 sewer lift stations operating and maintained by the Crestview Public Services Department. The Public Services Department also manages and operates 100 miles of pipeline and manholes, that produce an average flow of 1.7 million gallons of sanitary sewer to the WWTP.[3]

### Table 2.1 Sewer Rates

| | Residential | Commercial |
|---|---|---|
| **Inside City Limits** | $21.04 for 0 to 2,000 gallons<br>$6.37 per 1,000 gallons over 2,000<br>Max Charge: $110.27 | $23.00 for 0 to 1,000 gallons<br>$6.37 per 1,000 gallons over 1,000 |
| **Outside City Limits** | $31.57 for 0 to 2,000 gallons<br>$9.56 per 1,000 gallons over 2,000<br>Max Charge: $165.41 | $34.50 for 0 to 1,000 gallons<br>$9.56 per 1,000 gallons over 1,000 |

### 2.1.1 Septic

There are several parts of the City that are not served by the central sewer system and that remain on septic tanks. The City was recently awarded funding by the State via the Florida Senate Local Funding Initiative Request for a Septic to Sewer Conversion project for a subdivision that had been annexed into the City of Crestview from Okaloosa County. Most of the homes in this area have septic tanks that are failing or have failed. This is important since approximately 72% of City residents have sewer and 28% are on septic. The City has taken water samples of the water on the road, and they came back with extremely high fecal coliform counts. The city is proposing to install 105 grinder pumps, 29,900' feet of low-pressure force main along the roads, and a lift station to connect the subdivision to the City's sewer system. The project is slated to be complete by December of 2024.

Emerald Coast Wastewater Solutions recently purchased the residential division of Superior Septic in Crestview, Emerald Coast Wastewater Solutions services Okaloosa, Walton, and South Santa Rosa Counties by providing specialized residential septic services.

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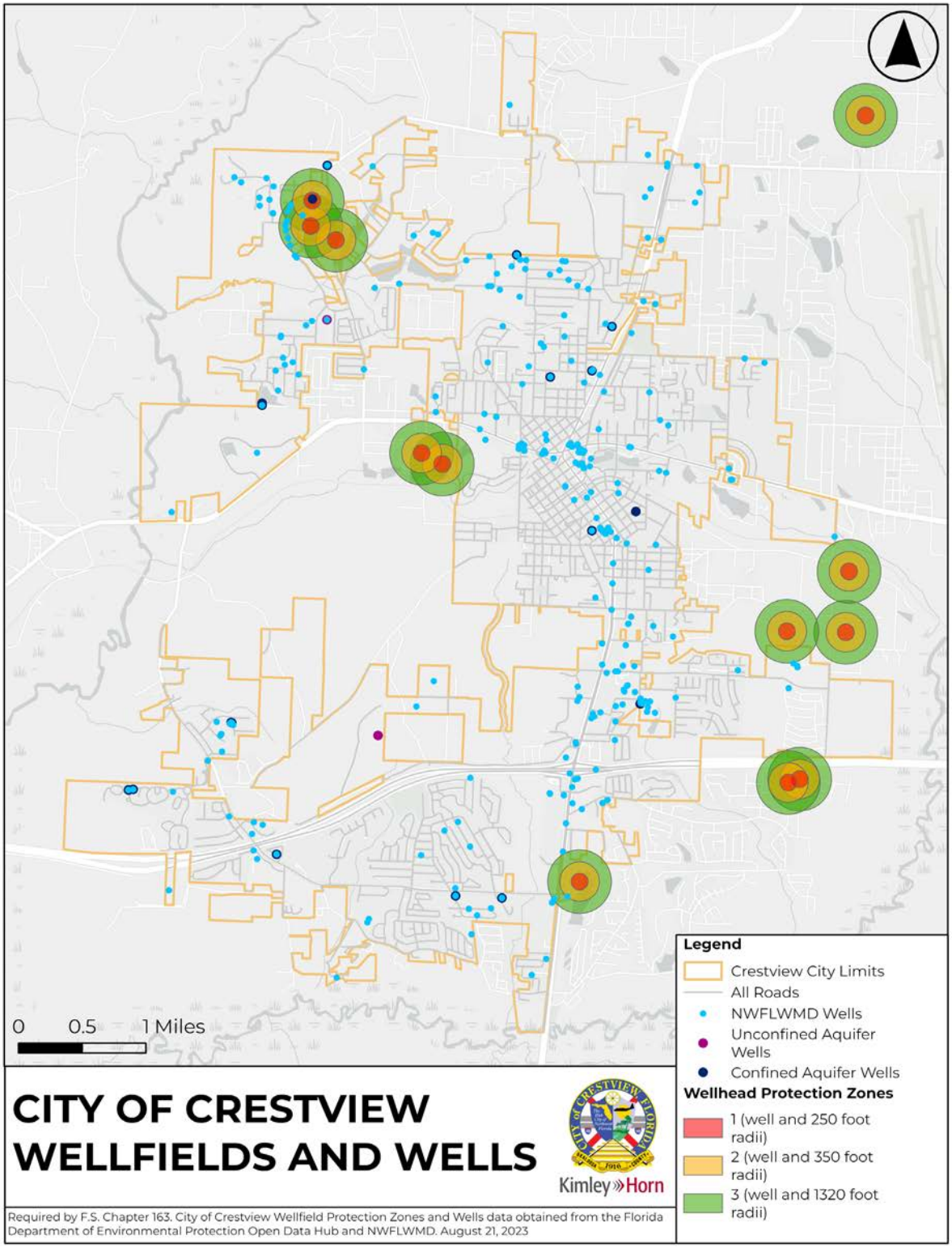
*[1] The Public Services Department is a multidivisional department consisting of nine divisions and sixty-two employees. The Utility Fund Budget consist of five divisions that have funding. The divisions include Engineering Division, Water Division, Sewer Division, Storm Water Division, Sewer Division, and the Wastewater Treatment Plant. Each division's funding comes from Service Fees and Taxes.*

*[2] The FACID for the wastewater treatment plant is FLA010193.*

*[3] City of Crestview FY2022 Budget.*

## 2.2 Potable Water

The Public Services Utility Division is responsible for the safe and efficient operation of the City's eight water wells and five elevated storage tanks.[4] The City is serviced by two different utility providers for water: Auburn Water System, Inc. and City of Crestview.




[4] *City of Crestview FY2022 Budget.*

According to the 2020 Comprehensive Plan, the LOS standard for all potable water within the City limits is 125 gallons per capita per day. Any improvements or expansions made to the potable water system within the City must be consistent with this standard. As illustrated in the monthly operation reports (MOR) for the public water systems (PWS) of the City of Crestview[5], the permitted maximum day operating capacity of the plant is 10.4 mgd. The average City of Crestview water customer uses 77 gallons per day.

The City helps deliver over 3.8 million gallons of drinking water to over 12,000 customers each day while providing bi-weekly water sampling. This is designed to meet or exceed all the Florida Department of Environmental Protection (FDEP) operational guides and mandates.[6]

Table 2.2 shows the water rates for the City of Crestview put into effect October 1, 2022.

### Table 2.2 City of Crestview Water Rates

| City of Crestview Water Rates | | | | | |
|---|---|---|---|---|---|
| | **0 – 2,000 gallons** | **2,001 – 5,000 gallons** | **5,001 – 10,000 gallons** | **10,001 – 20,000 gallons** | **All over 20,001 gallons** |
| **Inside City Limits - Residential** | $11.32 | $2.42 per 1,000 | $2.47 per 1,000 | $2.71 per 1,000 | $3.07 per 1,000 |
| **Inside City Limits – Commercial** | $14.04 | $2.42 per 1,000 | $2.47 per 1,000 | $2.71 per 1,000 | $3.07 per 1,000 |
| **Outside City Limits – Residential** | $16.98 | $3.62 per 1,000 | $3.71 per 1,000 | $4.06 per 1,000 | $4.59 per 1,000 |
| **Outside City Limits – Commercial** | $16.98 | $3.62 per 1,000 | $3.71 per 1,000 | $4.06 per 1,000 | $4.59 per 1,000 |

### 2.2.1 Interlocal Agreements with Auburn Water System

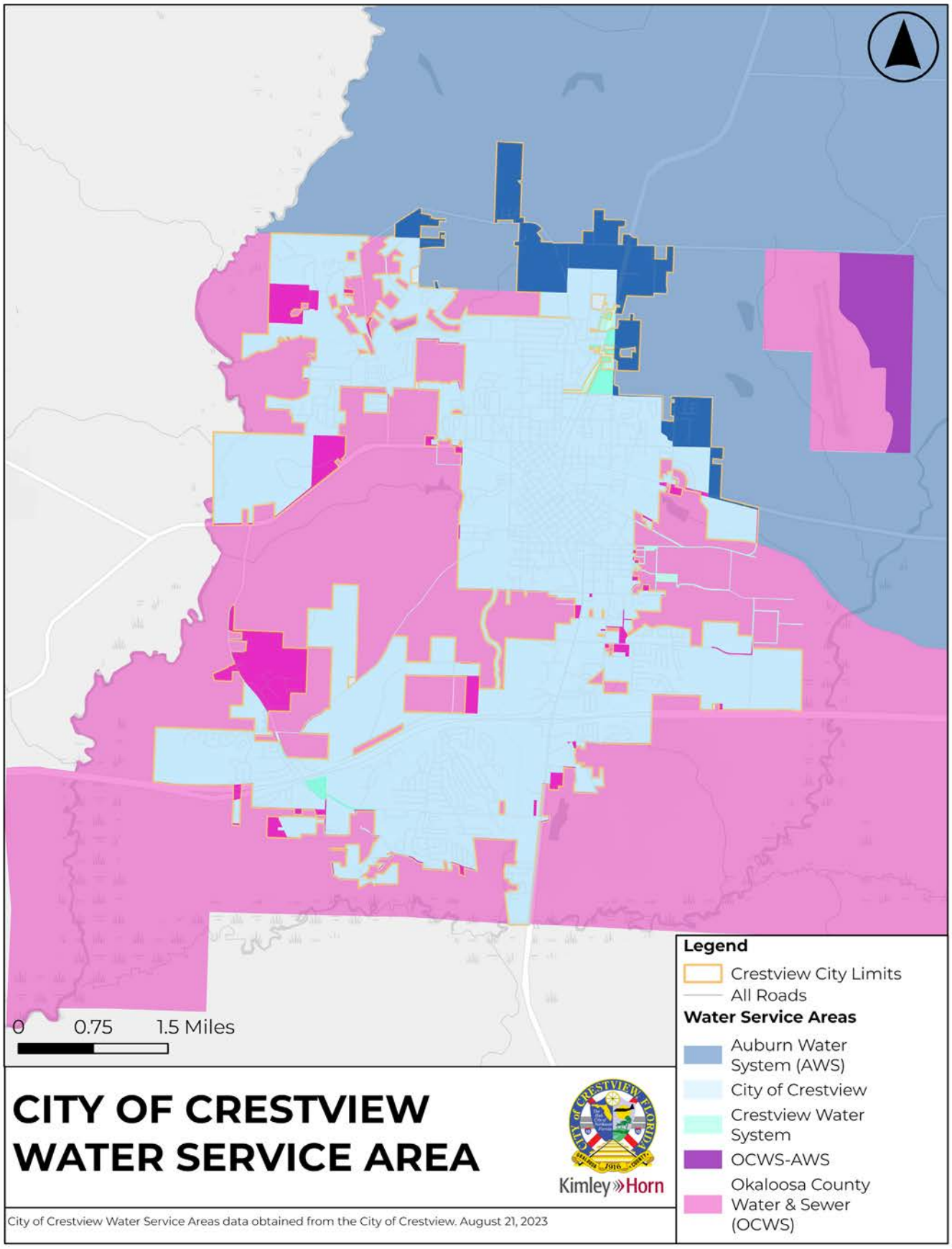
In 1991, Auburn Water System, Inc. and the City of Crestview entered into an agreement that established the boundaries of the service areas for both respective parties. The boundary line runs east-west with the two parties establishing boundaries to the north and south. Auburn Water System service area is in the north, while the City of Crestview service area is on the south side of the boundary line. Both parties agreed that neither service will cross the boundary line with its water system. This includes installing any water mains or lines or serving customers in the service area of the other party, without written consent.

Any existing water facilities owned and operated by the City of Crestview north of the boundary became property of Auburn Water System. Crestview capped and cut its lines on the north side of the boundary line leaving Auburn Water System the option to use or not use said lines. This agreement also outlines that Auburn Water System will provide monthly water consumption reports to the City of Crestview for its users who still receive City sewer services.

In June of 2021 the City of Crestview, Okaloosa County, and Auburn Water System, Inc. (AWS) entered another Water Service Agreement. This agreement states that the City provides water and wastewater services within the boundaries of north Okaloosa County, within and outside the City's municipal boundaries while AWS provides water service in certain areas of Okaloosa County.

[5] *The FACID for the water treatment plant is 1460182.*

[6] *City of Crestview FY2022 Budget.*


0
0.75
1.5 Miles
Legend
Crestview City Limits
All Roads
Water Service Areas
Auburn Water System (AWS)
City of Crestview
Crestview Water System
OCWS-AWS
Okaloosa County Water & Sewer (OCWS)
CITY OF CRESTVIEW
WATER SERVICE AREA
Kimley»Horn
City of Crestview Water Service Areas data obtained from the City of Crestview. August 21, 2023

### 2.2.2 Water Quality

The City of Crestview monitors their water quality and shares an annual report with residents about the quality and services of water that are available. In 2022, the Florida Department of Environmental Protection (DEP) performed a Source Water Assessment on the Crestview system which indicated no potential sources of contamination near the wells of Crestview. The report indicated that the drinking water in the City meets all federal and state requirements.

### 2.2.3 Northwest Florida Water Management District (NWFWMD)

Okaloosa County, along with Santa Rosa and Walton Counties, are in Region II of the NWFWMD. The 2021 Estimated Water Use Report released by the NWDWMD shows that Region II accounted for 23% (75.3 mgd) of the district's total water use.

Region II is NWFWMD's fastest growing water supply planning region. Most of the Pensacola Bay System watershed is in Region II and services Okaloosa County. In 2015, the region contained about one-fifth of all water use across NWFWMD. The largest contributor to the water use was public supply at 68%. In 2015, Okaloosa County totaled 30.685 mgd of the total water use in Region II.

In 2015, the groundwater that matriculated from the sand-and-gravel aquifer system provided roughly 34% of the water use in the region. The coastal Floridan aquifer provided roughly 23% while the inland Floridan aquifer provided around 37%. The remaining 6% was retrieved from surface water and water from surficial and intermediate aquifers.

The NWFWMD is divided into seven Water Supply Planning Regions. The NWFWMD produces a Water Supply Assessment every five years to evaluate the sufficiency of water resources over the 20-year planning horizon. If the assessment yields a region's water needs are likely to exceed the available water sources within the 20-year horizon, the NWFWMD will prepare a Regional Water Supply plan identifying alternatives for meeting the future water needs required by F.S.S. 373.709. The most recent and Water Supply Assessment was conducted this year.

#### Table 2.2.3 Region II Average Estimated and Projected Water Use

| Use Category | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 |
|---|---|---|---|---|---|---|
| **Public Supply** | 47.480 | 51.645 | 55.275 | 58.777 | 62.004 | 64.999 |
| **DSS*** | 3.956 | 4.328 | 4.672 | 4.627 | 4.58 | 4.444 |
| **Agriculture** | 2.798 | 3.004 | 3.241 | 3.523 | 3.769 | 3.769 |
| **Recreational** | 10.793 | 11.827 | 12.749 | 13.552 | 14.288 | 14.923 |
| **ICI**** | 4.708 | 6.073 | 6.315 | 6.546 | 6.546 | 6.546 |
| **Power** | - | - | - | - | - | - |
| **Totals** | 69.734 | 76.879 | 82.251 | 87.025 | 91.185 | 94.879 |

*Taken from 2018 Water Supply Assessment.*
**Domestic Self Supply (DSS)*
***Industrial/Commercial/Institutional*

In 2020, Region II had more than 30% of the region's population and accounted for an estimated 22% of all water use within the region. Public supply, collectively with Domestic Self Supply (DSS), accounted for 71% of all water use. Region II recreational water use accounted for 16% of the regional total.

In 2020, Okaloosa County totaled 32.523 mgd of the total Region II 75.984 mgd. The estimated water uses for 2045 for all Region II in an average year is anticipated to be 102.244 mgd. In a drought year, for 2045, it is anticipated to be 114.805 mgd. The 2018 water supply assessment estimated a projected increase of 36.1% for water demand, while the 2023 assessment estimated a 34.6% increase. Both assessments anticipated the largest increase in water demand being from agricultural water use.

*2.2.3.1 NWFLWMD Fiscal Year 2021-2022 Five Year Water Resource Development Work Program*

Florida's water management districts are required by F.S. 373.036 and 373.709 to conduct water supply planning in regions that have been deemed to have inadequate sources of water supply for existing and future uses over at least a 20-year planning period. This determination is based on a technical assessment of all sources of water, existing water uses, anticipated future needs, and water conservation efforts. This work program covers FY2021-2022 through FY2025-2026. Table 3.4 shows the NWFLWMD water resource development priorities in terms of their annual funding. This shows the anticipated Five-Year Work Program Budget for FY21 through FY26 in Region II.

For FY2021-2022, $268,870 was budgeted for water resource development within Region II with $8,385,615 budgeted for alternative water supply development and water conversation. Through the budgeted funding, the Work Program identifies roughly 3.9 mgd of reclaimed water to be made available.

*Table 2.2.3.1 Region II Water Resource Development Annual Funding*

| Water Resource Development Projects | FY 20-21 Expenditures | Anticipated Five Year Work Program | | | | | FY 21-22 to FY 25-26 Cost Estimate |
|---|---|---|---|---|---|---|---|
| | | FY 21-22 Budget | FY 22-23 | FY 23-24 | FY 24-25 | FY 25-26 | |
| Surface Water | - | - | - | - | - | - | - |
| Reuse | $23,569 | $26,780 | $28,000 | $28,000 | $28,000 | $28,000 | $138,780 |
| Conservation | $16,961 | $24,100 | $25,000 | $25,000 | $25,000 | $25,000 | $124,100 |
| Aquifer Storage and Recovery | - | - | - | - | - | - | - |
| Groundwater Evaluations | $114,625 | $90,550 | $90,000 | $90,000 | $90,000 | $90,000 | $450,550 |
| Data Collection and Analysis | $122,838 | $127,440 | $150,000 | $150,000 | $150,000 | $150,000 | $727,440 |
| TOTAL | $277,994 | $268,870 | $293,000 | $293,000 | $293,000 | $293,000 | $1,440,870 |

#### *2.2.3.2 2019 Region II NWFLWMD Regional Water Supply Plan (RWSP)*

The NWFLWMD completed districtwide water supply assessments (WSA) every five years that cover a 20-year planning horizon. The WSAs are completed to determine the need for regional water supply planning in the area. The City of Crestview falls in Region II. The Region II regional water supply plan (RWSP) summarizes the 2018 WSA evaluations to influence the updates made to the RWSP water supply development (WSD) and water resource development (WRD) through 2040. This plan helps identify water supply needs and project options that will help sustain Region II's water resources and related systems over the duration of the planning period.

Okaloosa County Water and Sewer (OCWS) is working to develop the Shoal River as an alternative water supply. The project will construct 3,400 linear feet of raw water line, 5 mgs treatment plant expandable up to 20 mgd, about 3.3 miles of water transmission mains, and a 155-acre reservoir and pump station. The initial estimated cost will be around $50 million, and the project will be anticipated for 2030-2040. The Shoal River project plans to augment potable water supplies to both the Mid-County service area around the City of Crestview and the Main Gainers service area in the vicinity of Fort Walton Beach.

The City of Crestview is anticipated to have four WSD Projects. The first is the Antioch Water Tank storage distribution project was expected to start in 2020 and end in 2025. The projected is estimated to have $1.3 million in planning level capital costs while producing 0.50 mgd in estimated quantity. The second projected is the Brookmeade Drive Water Tank storage distribution project which is expected to start in 2030 and finish in 2025. This project is anticipated to cost $1,750,000 in planning level capital costs and produce 0.50 mgd in estimated quantity. Both projects will be funded through the Water Construction Fund.

The third project is the WWTP Reuse Project. This project will yield an estimated 1.00 mgd costing $1.2 million in planning level capital costs.

The fourth project is the Arena Road Water Well groundwater project. This project will yield an estimated 1.15 mgd costing $950,000 in planning level costs at the capital level. This project is anticipated to start in 2030 and finish in 2035, with funding sourcing from the Water Construction Fund.

### 2.2.4 Crestview 10-Year Regional Water Supply Plan

Crestview currently has an outdated 10-Year Regional Water Supply Plan dated from 2008 that outlines the services and capacity provided by water services. The City of Crestview Water Department and the Auburn Water System, Inc. currently supply drinking water to a portion of Okaloosa County, relying on the Floridian Aquifer System to meet the water supply needs. Crestview withdrawals an average of 1.65 mgd from an eight well network but requested a modification to IWU Permit #S19830078 to allow for an average withdrawal of 5.4 mgd. Auburn Water System, Inc withdrawals an average of 1.65 mgd from a six well network but requested an increase in their renewal of IWU Permit #S19830078 to allows for 3.13 mgd.

## 2.3 Stormwater/Drainage

The Crestview Street and Storm Water Management Division maintains, constructs, and manages many miles of streets, rights-of-way, and storm water infrastructure in the City limits. The Public Services Department oversees the operation and maintenance of the City's stormwater division. The stormwater division contains 184 retention ponds and over 100 miles of stormwater infrastructure.[7]

Outlined in the 2020 Comprehensive Plan, the City requires usage of swale drainage on existing and new roadways. Perforated pipe needs to be used in areas where piping is necessary, and where conditions permit the practical application of the pipe. The existing LOS standards for stormwater include retaining the runoff from the first inch of rainfall with a minimum ½-inch of runoff on site, and that any post development run-off shall not exceed the pre-development run-off rate for a 25-year storm event, up to and including an event that is within a 24-hour duration. These standards are in alignment with NWFWMD requirements.

## 2.4 Solid Waste

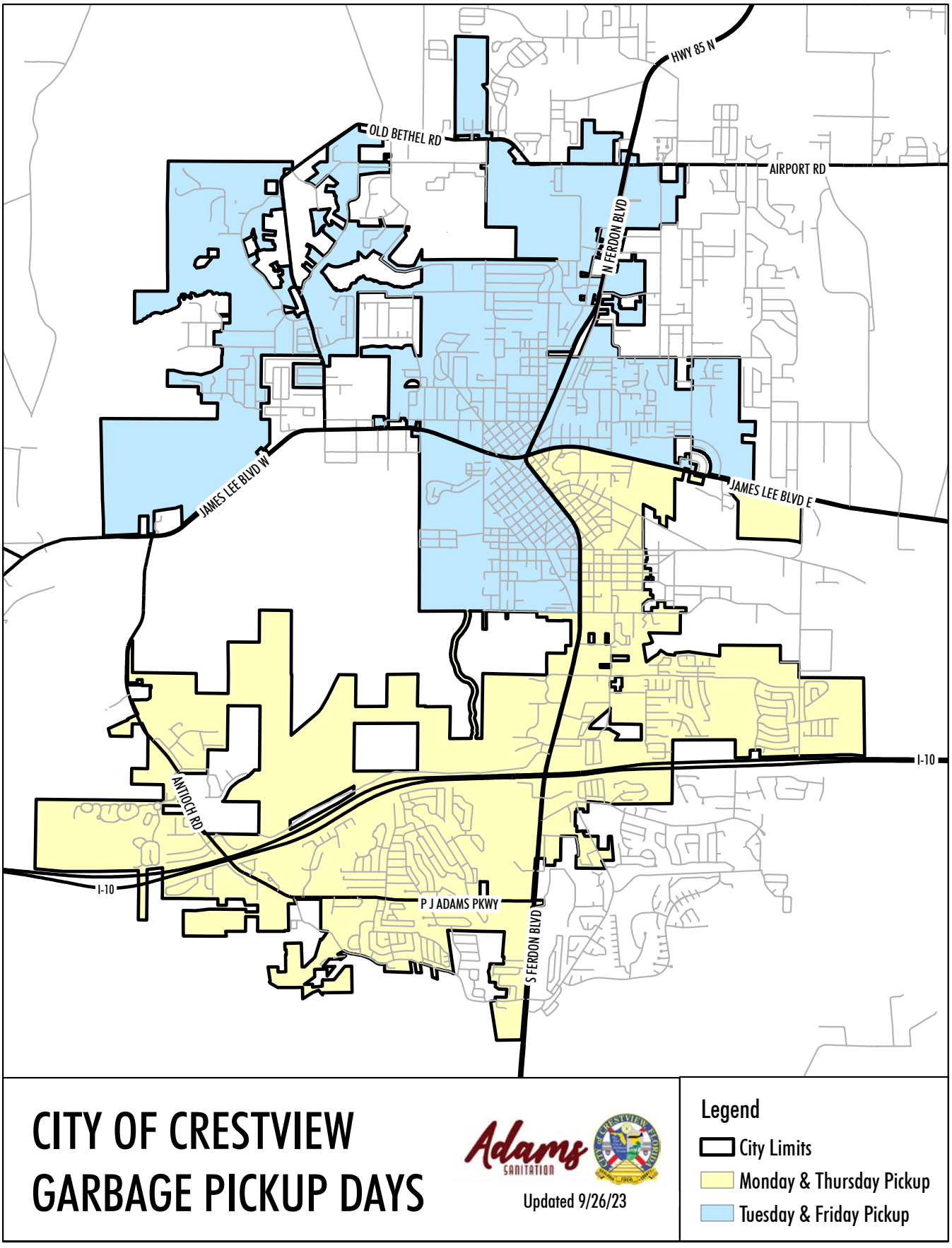
The LOS standards, per the 2020 Comprehensive Plan, for solid waste within the City of Crestview is five pounds per capita per day. During the 2022 calendar year, the City of Crestview disposed of 13,256 tons of garbage debris, 5,068 tons of yard waste, and 442 tons of recycling.

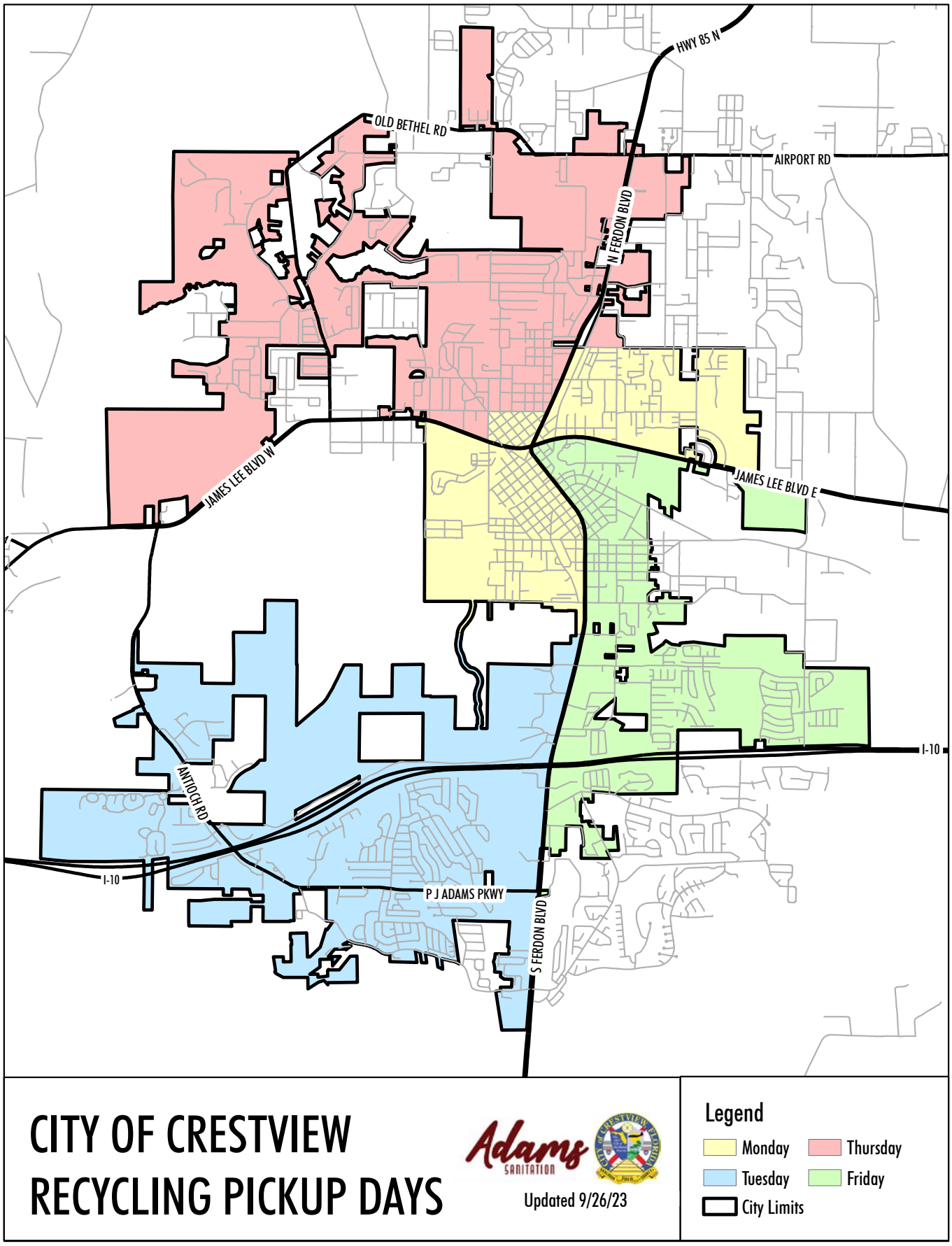
Currently, Okaloosa County has no active municipal solid waste (MSW) landfills. There are three transfer stations located in the County; one is owned and operated by Republic Services while the other two are owned by Okaloosa County yet operated by Waste Management. All MSW from the County transfer stations go to Waste Management's Springhill Landfill near Marianna by contract with the County. The City will continue its efforts to develop alternatives to landfills. Alternatives may include, but are not limited to, a pilot project for composting solid waste or other technologically and environmentally sound methods for disposal. Such methods will contribute to an increase in the useful life of existing facilities.

The City of Crestview and Adams Sanitation Holding Company, LLC ("Adams Sanitation") entered a Solid Waste and Recycling Collection Franchise Agreement on August 14, 2023. Through this agreement the City grants Adams Sanitation the right and exclusive franchise to provide collection service for Solid Waste, Yard Trash, Bulk Waste, E-Waste and Recyclable Materials to all dwelling units and commercial properties within the agreed upon area. This agreement does not extend to the collection of Biomedical Waste, Biological Waste, Construction and Demolition Debris, Hazardous Waste, Infectious Waste, and Items for Special Pickup. The agreement area for Adams Sanitation will consist of the entire incorporated Crestview City limits and may expand or alter by annexation or otherwise. This agreement Service Commencement Date of service was October 1, 2023, and ends on September 30, 2028. There is a five year renewal option that may be exercised with the mutual agreement of the City and Adams Sanitation but must occur no later than February 1, 2028.

The scheduled garbage and recycling pick up days within the City limits can be seen on the Household Garbage and Recycling Pickup Days Maps.

[7] *City of Crestview FY2022 Budget.*


HWY 85 N
OLD BETHEL RD
AIRPORT RD
N FERDON BLVD
JAMES LEE BLVD W
JAMES LEE BLVD E
I-10
ANTIOCH RD
I-10
P J ADAMS PKWY
S FERDON BLVD
CITY OF CRESTVIEW
GARBAGE PICKUP DAYS
Adams SANITATION
Updated 9/26/23
Legend
City Limits
Monday & Thursday Pickup
Tuesday & Friday Pickup


HWY 85 N
OLD BETHEL RD
AIRPORT RD
N FERDON BLVD
JAMES LEE BLVD W
JAMES LEE BLVD E
I-10
ANTIOCH RD
I-10
P J ADAMS PKWY
S FERDON BLVD
CITY OF CRESTVIEW
RECYCLING PICKUP DAYS
Adams SANITATION
Updated 9/26/23
Legend
Monday
Thursday
Tuesday
Friday
City Limits

## 2.5 Natural Groundwater/Aquifer Recharge

There are no identified potable prime groundwater or aquifer recharge areas within the City for the Floridian Aquifer, therefore the City of Crestview does not need a natural groundwater and aquifer recharge section of their Comprehensive Plan.

# 3.0 Future Conditions

## 3.1 Sanitary Sewer

The City of Crestview has various sanitary sewer improvements that it would like to implement over the next ten year planning period. The City would like to implement disposal improvements at the WWTP such as adding RIBS disposal (increase capacity by 3.77 MGD), lose spray field (increase capacity by 2.77 MGD), and working with Eglin to add RIBS to Area 3A (additional 4-10 MGD) and 3B (additional 10-15 MGD). The City is looking to double the plant capacity to 6 MGD. It is continuing to research and implement other improvement options such as tripling the plant capacity to 9 MGD or partnering with the County to explore other sanitary sewer improvement options.

### Table 3.1 Projected Sanitary Sewer Demands

| | 2025 | 2030 | 2035 | 2040 | 2050 |
|---|---|---|---|---|---|
| **Crestview Projected Population** | 29,372 | 31,401 | 33,061 | 34,545 | 35,830 |
| **Total Demand (GPD per capita)** | 3,172,176 | 3,391,308 | 3,570,588 | 3,730,860 | 3,869,640 |
| **Additional Capacity (Plant Capacity is 2.67 MGD) (GPD)** | -502,172 | -721,308 | -900,588 | -1,060,860 | -1,199,640 |
| **Additional Capacity (MGD)** | -0.502176 | -0.7211308 | -0.900588 | -1.06086 | -1.19964 |

## 3.2 Potable Water

The City of Crestview is anticipated to have a growing population over the next twenty-five years which will have an impact on the additional capacity of the plant if the capacity stays at 2.67 MGD. Capacity is anticipated to decrease over the 25-year planning period, as shown in Table 3.2.

### Table 3.2 Projected Potable Water Demands

| | 2025 | 2030 | 2035 | 2040 | 2050 |
|---|---|---|---|---|---|
| **Crestview Projected Population** | 29,372 | 31,401 | 33,061 | 34,545 | 35,830 |
| **Total Demand (GPD per capita)** | 3,671,500 | 3,925,125 | 4,132,625 | 4,318,125 | 4,478,750 |
| **Additional Capacity (Plant Capacity is 2.67 MGD) (GPD)** | 6,728,500 | 6,474,875 | 6,267,375 | 6,081,875 | 5,921,250 |
| **Additional Capacity (MGD)** | 6.7285 | 6.474875 | 6.267375 | 6.081875 | 5.92125 |

## 3.3 Capital Improvement Projects (CIP)

### Table 3.3 5-Year Capital Improvement Schedule (Water and Sewer)

| Department/Project | 2023 | 2024 | 2025 | 2026 | 2027 |
|---|---|---|---|---|---|
| Water CIP Budget | $3,176,000 | $4,016,000 | $2,036,000 | $4,396,000 | $1,236,000 |
| Sewer CIP Budget | $680,000 | $425,000 | $425,000 | $425,000 | $425,000 |
| Stormwater CIP Budget* | $120,000 | $190,000 | $120,000 | $250,000 | $250,000 |
| WWTP CIP (Total) | $5,700,000 | $11,500,000 | $27,050,000 | $200,000 | $200,000 |
| Total Water and Sewer CIP Budget | $12,636,230 | $17,145,000 | $30,131,000 | $5,771,000 | $2,611,000 |

**Not included in the total water and sewer CIP budget calculations.*

### 3.3.1 Transportation Projects Impacting Utilities

The PJ Adams Parkway Widening project and the north-south and east-west section of the Crestview Bypass will require utility adjustments totaling in nearly $13,975,000 in the next five years.[8] The Okaloosa County PJ Adams Parkway Widening project will widen said road from two lanes to four lanes. The City has water and sanitary sewer infrastructure within the project corridor that will need to be relocated to accommodate construction. Okaloosa County and Crestview have agreed that it is in the best interest of the City to bid the relocation of the utilities as a component of the project. The City has obtained professional services and utility adjustment plans, specifications, and a cost estimate for the scope of work necessary to relocate the utilities.

### 3.3.2 Sanitary Sewer CIP

Of the 77 lift stations, (13) will have pump replacements, control panel upgrades, or wet well refurbishments totaling $2,054,257 in costs.

2,500 sewer manholes will be relined totaling $350,000.

For areas where gravity sewers are not feasible, low-pressure systems will be installed. The systems must be regularly maintained to remain operational, totaling $75,000 in costs.

The City has project designs to expand into areas of the City where there are currently no sewer services provided, totaling $2,500,000 in costs.

The City is proposing a septic-to-sewer conversion project to install 105 grinder pumps, 29,900 feet of low-pressure force main along the roadways of the subdivision and a lift station to connect 105 homes to the City's sewer system.

#### *3.3.2.1 Wastewater Treatment Plant (WWTP)*

The WWTP on Arena Rd requires a new digestor and belt press to replace the current outdated system which will cost $2,560,000. The WWTP will also need to change the effluent disposal systems caused by the impact of the Crestview Bypass which will cost $6,190,000.

The WWTP is reaching its permitted disposal limit and will need to be expanded to allow for the WWTP to continue to serve the growing city population. This will cost $29,200,000.

A new elevated water tank is anticipated for south of I-10 to provide for the additional water lines that are being installed. It will also provide for the expected growth in this area. This will cost $2,700,000.

[8] *City of Crestview FY2022 Budget.*

### 3.3.3 Potable Water CIP

The City has an ongoing program that intends to replace older fire hydrants and water meters. This will cost $550,000. Additionally, the City plans to repaint and prevent rust on the current water tanks costing $430,000.

# 4.0 Recommendations

By establishing adequate and attainable level of service standards, the City of Crestview can provide safe, high functioning, and reliable utilities and services to all residences, businesses, and visitors. As required by the Evaluation and Appraisal Report, the implementation and improvement of water supply plans with on-going projects must be completed. Using the established level of service standards and tools to effectively monitor and update infrastructure metrics over time, the City will be able to streamline infrastructure projects and the overall quality of life for the residents of Crestview.

## 4.1 Recommendations from LDR Policy Crosswalk

- Policy 10.A.1.2 and Policy 10.D.1.1 need to be updated to include the LOS standards.
- Policy 10.A.1.4 – Add specific methodologies for determining available capacity and the impact upon capacity of any proposed development.
- Policy 10.B.1.4 – LOS standards for solid waste should be included.
- Policy 10.C.1.5 – If desired, add policy around the development of site-specific plans to protect natural drainage features and incorporate such features into the site planning and development process.

## 4.2 Recommendations from the Evaluation Appraisal Report

- Policy 10.D.3.7 requires the implementation of NWFWMD Water Supply Plan. A policy needs to be added about consistency with the NWFWMD Plan.
- Water supply plan is out of date and needs to be updated per F.S. 163.3177. The water supply work plan must be updated every five years minimum within eighteen months after the governing board of the water management district approves the update. The work plan will need to include elements that discuss the projection of the local government's needs for a 10-year period, identification and prioritization of the water supply facilities, and capital projects identified, including financially feasible revenue sources. The element will need to identify alternative water supply projects and traditional water supply projects, as well as conservation and reuse necessary to meet the water needs identified in F.S. 373.709.
- Update 10.D.3.11 or add new policy to incorporate the alternative water supply projects and other requirements of this section for at least a 10-year planning period. Update with current projects.
- Update 10.A.1, 10.A.2, 10.D.4, 10.E.1 based on current problems and needs as identified in the Data Inventory and Analysis.

## 4.3 Other Recommendations

- Recommend that the City update/provide future infrastructure conditions to better understand the current state and the projected outlook of services within the City.
- Maintain sanitary sewer LOS at 108 gallons per capita per day.
- Maintain LOS for stormwater.
- Maintain an infiltration/inflow rate of 20% of average daily flow or better.
- Continue expanding septic-to-sewer based on further analysis of the potential wastewater facilities, their capacity, projected flows for the next 20 years, and timeline for constructing the sanitary sewer system.

Chapter 8

# INTERGOVERNMENTAL COORDINATION

# 1.0 Introduction

This document provides current and relevant data, regarding the inventory and analysis of the intergovernmental agreements for the City of Crestview. In accordance with the City's Comprehensive Plan and Florida Statutes (FS) Chapter 163 (Intergovernmental Programs), Sections 163.3177(1)(f) and 163.3177(6)(h), the information presented in this element adheres to the statutory requirements of the development of the Intergovernmental Coordination Element.

## 1.1 Alignment with the Strategic Plan

The 2023-2028 Crestview Strategic Plan includes a mission "to improve the quality of life by providing exceptional municipal services." One way to work toward that mission is to coordinate with other governmental agencies that assist the City in the provision of such services. "Infrastructure" is included in one of the primary focus areas. Coordination with other agencies such as those for permitting, is necessary to achieve the goals outlined in the Strategic Plan.

# 2.0 Existing Conditions

## 2.1 Intergovernmental Coordination Inventory

### 2.1.1 Area of Concern

The area of concern for intergovernmental coordination includes Okaloosa County, the Okaloosa County School Board, and the Northwest Florida Water Management District. Policy 13.03 identifies Okaloosa County, and should be amended to include the school board and water management district pursuant to Section 163.3177(6)(h)1.

### 2.1.2 Intergovernmental Inventory

Information presented in the table herein includes: the coordinating entity, coordination issue, nature of the relationship, the office with primary responsibility for coordination, and the effectiveness of coordination.

Note: The West Florida Regional Planning Council, as listed in §186.512, F.S. and Rule 29A-1.001, Florida Administrative Code, is now referred to as the Emerald Coast Regional Council.

| Agency | Office with Primary Responsibility | Subject | Nature of Relationship | Existing Coordination Method |
|---|---|---|---|---|
| **Federal Agencies** | | | | |
| **Federal Aviation Administration (FAA)** | City Planning Department | Height notifications | Coordination | Policy 7.A.11.8 - City will participate with the Northwest Florida Steering Committee to insure coordination of various aviation activities relative to land use decisions in the region. |
| **US Air Force, Eglin AFB** | City Planning Department | Local Planning Agency actions | Review and comment | Okaloosa County Comprehensive Plan Committee |
| **Federal Emergency Management Agency (FEMA)** | City Planning Department/ Building Department | National Flood Insurance Program | Coordination. Locally, convey information regarding flood zones | Participate in the review/update of FIRM. |
| | City – unassigned | Community Rating System (CRS) Program | Administration of the program locally. | None. Crestview is not a participant in the CRS. Recommended. |

| Agency | Office with Primary Responsibility | Subject | Nature of Relationship | Existing Coordination Method |
|---|---|---|---|---|
| **State Agencies** | | | | |
| **Department of Commerce (previously the Department of Economic Opportunity)** | Division of Community Development | Comprehensive Plans and subsequent amendments | Technical Assistance / Review and Regulation | Transmittal of Comprehensive Plan amendments to the Department for review and comment. |
| | Division of Emergency Management | State Emergency Response Team (SERT) | Administration of the Comprehensive Emergency Management Plan; state liaison with federal and local agencies regarding emergencies. | Via the County Emergency Manager and City Manager. |
| | Community Services & Assistance for Governments and Organizations | Community Development Block Grant (CDBG) and Community Services Block Grant (CSBG) | Grants | Between the City's Community Development Services Director and the State Department of Commerce |
| | | Special Districts | Technical Assistance | Between the City's Community Development Services Director and the State Department of Commerce |
| | Division of Community Development, Office of Long-Term Resiliency | Administration of HUD grant programs including CDBG for Disaster Recovery and Mitigation | Grant: Helps communities fund the hardening of infrastructure and critical facilities | Between the City Manager's office and Florida Commerce, Division of Community Development. |
| **Department of Transportation, District 3** | FDOT D3, Planning Administration | Review of Comprehensive Plan amendments | Technical Assistance / Review and Regulation | Transmittal of Comprehensive Plan amendments to the FDOT for review and comment |

| Agency | Office with Primary Responsibility | Subject | Nature of Relationship | Existing Coordination Method |
|---|---|---|---|---|
| **Department of Environmental Protection** | Office of Intergovernmental Programs | National Environmental Policy Act (NEPA) | Permitting | Between the City's Community Development Services Director, the DEP Office of Intergovernmental Programs, and the Environmental Protection Agency |
| | | Review of Comprehensive Plan Amendments | Technical Assistance / Review and Regulation | Between the City's Community Development Services Director and the DEP Office of Intergovernmental Programs |
| | Division of Waste Management | Storage Tank Regulation | Permitting | Applicant works with DEP and submits to City. |
| | | Hazardous Waste Generators | Permitting | Applicant works with DEP and submits to City. |
| | | Underground Injection Control Program | Permitting | Applicant works with DEP and submits to City. |
| | Division of Air Resource Management | Air Permitting | Permitting | Applicant works with DEP and submits to City. |
| | Division of Water Resource Management | National Pollutant Discharge Elimination System (NPDES) | Permitting | Applicant works with DEP and submits to City. |
| | | Wastewater Facilities | Permitting | Applicant works with DEP and submits to City |
| | Division of Environmental Assessment and Restoration | Total Maximum Daily Load (TMDL) Water Quality Restoration | Permitting | Applicant works with DEP and submits to City. |

| Agency | Office with Primary Responsibility | Subject | Nature of Relationship | Existing Coordination Method |
|---|---|---|---|---|
| | Florida Communities Trust | Land acquisition program | Funds granted through the Florida Forever Act to communities with the purpose of protecting natural resources, providing recreational opportunities and preserving working waterfronts. | City Manager or designee to FCT. |
| **DEP and NWFLWMD** | City Engineering Department and/or Planning | Environmental Resources Permitting (ERP) | Permitting | Between applicant and DEP; submitted to the City. |
| **Department of State (DOS), Division of Historical Resources (DHR)** | Planning Department | Determination of historical resources | Technical Assistance regarding historical resources. | Applicant submits request to DOS for determination of historical resources on subject property. State determines via Florida Master Site File. |
| **Regional Agencies** | | | | |
| **Northwest Florida Water Management District (NWFWMD)** | Division of Resource Management | Regional Water Supply Planning | Technical Assistance / Review and coordination with Water Supply Plan. | |
| | | Flood Insurance Rate Map (FIRM) update | Regulatory | |
| | | Reclaimed water projects | Permitting | |
| | | Water Supply Development | Technical Assistance | |

| Agency | Office with Primary Responsibility | Subject | Nature of Relationship | Existing Coordination Method |
|---|---|---|---|---|
| | | Surface Water | Permitting | |
| **Emerald Coast Regional Council (ECRC)** | ECRC | Dispute Resolution Process | Regulatory | Contact ECRC |
| | ECRC | Clearinghouse | Review | |
| | ECRC | Long-Range Transportation Planning (LRTP) | Coordination | Monthly committee meetings staffed by the TPO; city staff attends. |
| **Okaloosa/Walton Transportation Planning Organization (OWTPO)** | Elected Officials | TPO membership | Decision-making board | Monthly committee meetings staffed by the TPO. |
| | Planning Department | Technical Coordinating Committee | Recommending body to the OWTPO | Monthly meetings. |
| | Planning Department | Transportation Improvement Plan (TIP) | Coordination | As needed. |
| **Local Agencies** | | | | |
| **Town of Cinco Bayou** | Planning Department | Public School Facility Planning and Concurrency | Interlocal Agreement | Biannual coordination meetings |
| **City of Destin** | Planning Department | Public School Facility Planning and Concurrency | Interlocal Agreement | Biannual coordination meetings |
| **City of Ft. Walton Beach** | Planning Department | Public School Facility Planning and Concurrency | Interlocal Agreement | Biannual coordination meetings |
| **City of Laurel Hill** | Planning Department | Public School Facility Planning and Concurrency | Interlocal Agreement | Biannual coordination meetings |

| Agency | Office with Primary Responsibility | Subject | Nature of Relationship | Existing Coordination Method |
|---|---|---|---|---|
| **City of Mary Esther** | Planning Department | Public School Facility Planning and Concurrency | Interlocal Agreement | Biannual coordination meetings |
| **City of Niceville** | Planning Department | Public School Facility Planning and Concurrency | Interlocal Agreement | Biannual coordination meetings |
| **City of Shalimar** | Planning Department | Public School Facility Planning and Concurrency | Interlocal Agreement | Biannual coordination meetings |
| **City of Valparaiso** | Planning Department | Public School Facility Planning and Concurrency | Interlocal Agreement | Biannual coordination meetings |
| **Okaloosa County** | Planning Department | Affordable Housing Programs | Coordination | Inclusion of Community Development Director on the committee. |
| | Planning Department | Comprehensive Plan amendments | Reviewing agency | Submission of Future Land Use Map amendments to the County for review. |
| | Okaloosa County Emergency Management | Local Mitigation Strategy (LMS) | Coordination | Between the Planning Division of the Okaloosa County Growth Management Department, the County Emergency Management Director, the Florida Division of Emergency Management |
| | Okaloosa County Planning Department and Okaloosa District Schools | Public School Facility Planning, Concurrency, and Joint Use Facilities | Interlocal Agreement | Staff Working Groups - at least two times a year<br><br>County Commission, Governing Body of each Municipality, and the School Board - annual coordination meeting |
| **Okaloosa County School District** | School Board and Facilities Planning and Maintenance | Public School Facility Planning, Concurrency, and Joint Use Facilities | Interlocal Agreement | Between the City Management, Community Development Services, Parks & Recreation and the School District's Facilities Planning and Maintenance Department Program Directors |

## Table 2.1.2.b: Intergovernmental Coordination Agreements / Contracts

| Coordinating Entity and Date | Office with Primary Responsibility | Subject | Nature of Relationship | Terms |
|---|---|---|---|---|
| Okaloosa County and City of Crestview (May 2023) | City Manager | Okaloosa County Veterans Memorial | A lease agreement for the Okaloosa County Veterans Memorial to be located on property, including gazebo, plantings, benches, etc., all of which were donated to the City upon completion | Currently effective |
| Okaloosa County and municipalities (October 2022) | Library | Public Library Cooperative | Cooperation in the operation of a countywide public library cooperative in Okaloosa County; to provide for equal access to free public library service in the Cooperative service area; and to formulation and implement consistent plans, programs, policies, and procedures in the operation, maintenance and development of library services | Currently effective |
| City of Crestview, Okaloosa County, and Auburn Water System, Inc. (June 2021) | Public Services | Water Service | The City of Crestview requests the rights to provided potable water to a proposed subdivision within a portion of the geographical boundaries of Auburn Water Systems. | Currently effective |
| Okaloosa County and municipalities (September 2021) | City Manager | Tourist Development Tax Revenues | The County agrees to monthly earmark 12.5% of Tourist Development Tax revenues for the listed municipalities. | Effective for a term of 20 years beginning on March 1, 2022. |
| Okaloosa County and the City of Crestview (November 2020) | Public Services | Southwest Crestview Bypass | Utility Relocation, Land Exchanges, and Vacation of Right-of-Way for the Southwest Crestview Bypass | Currently effective |

| Coordinating Entity and Date | Office with Primary Responsibility | Subject | Nature of Relationship | Terms |
|---|---|---|---|---|
| Okaloosa County and the City of Crestview (June 2019) | Public Services | PJ Adams Parkway Widening Project | Bid Utility Adjustments as a component of PJ Adams Parkway Widening Project. The County is responsibility for managing the relocation of City Utilities and the City is responsible for design associated with the relocation of City Utilities. | Currently effective |
| Okaloosa County, the City of Crestview, and D.R. Horton, Inc. (September 2017) | Public Services | Redstone Commons Utility Easements | The original easement at Redstone Commons may be released and that three additional easements are granted to provide necessary access and maintenance by the County of their utilities (Replacement Easements). | Currently effective |
| Okaloosa County, the City of Crestview, and the City of Crestview Community Redevelopment Agency (CRA) (April 2018) | City Manager | CRA Plan | Amending the CRA Plan and extended term of the CRA to terminate on September 30, 2040. Adding an ex officio (non-voting) member representing the County as a new member to the CRA Board. | Currently effective |
| The Gori Family Limited Partnership, Okaloosa Development Company, Inc., Fox Valley Owners' Association, Inc., and the City of Crestview (December 2016) | Public Services | Settlement Agreement | Compromise and settlement of litigation with execution of the Notice of Dismissal with Prejudice showing that the Parties have settled the case regarding proposed access connection to the Fox Valley Subdivision. | Currently effective |

| Coordinating Entity and Date | Office with Primary Responsibility | Subject | Nature of Relationship | Terms |
|---|---|---|---|---|
| Okaloosa County and municipalities (February 2015) | City Manager | Transit Cooperative | To provide cooperation of fixed route transit service throughout the legal service area of the cooperative and to formulate and implement consistent plans, programs, policies, and procedures in the operation, maintenance and development of Transit service throughout the legal service areas of the participating entities. | Currently effective |
| Okaloosa County and listed municipalities and fire control districts (February 2015) | Police and Fire Department | Fire Departments and Public Safety | Mutual aid agreement between fire departments and departments of public safety where each of the other parties effectively assists the other in the event of the fire or other emergency that endangers life or property. | Currently effective |
| Okaloosa County and municipalities (September 2013) | City Manager | Local Option Gas Tax Revenues | The distribution of all local option gas taxes required to be shared with the municipalities in accordance with the provisions of Section 336.025, Florida Statutes. | Currently effective |
| Okaloosa County and municipalities (April 2011) | City Manager | Northwest Florida Military Sustainability Partnership | Provides for the creation of, membership in, and operation of the Northwest Florida Military Sustainability Partnership, a newly-formed entity created for the purpose of providing a permanent government agency dedicated to the viability of existing and future potential missions at Eglin Air Force Base, Eglin Reservation, and Hurlburt Field. | Currently effective |

| Coordinating Entity and Date | Office with Primary Responsibility | Subject | Nature of Relationship | Terms |
|---|---|---|---|---|
| Okaloosa County School Board, Okaloosa County, and municipalities (December 2006) | Planning | School Coordination | Addresses requirements of S163.3177, F.S. that school boards, counties, and non-exempt municipalities enter into an agreement establishing coordination mechanisms. | Currently effective |
| Okaloosa County and municipalities (May 2003) | City Manager | Local Option Gas Tax Revenues | The distribution of all local option gas taxes required to be shared with the municipalities in accordance with the provisions of Section 336.025, Florida Statutes. | Expired May 2013. Replaced by 2013 Interlocal Agreement for the distribution of the six cents local option gas tax. |
| City of Crestview and Okaloosa County (May 2001) | Public Services | Water and Sewer Service Areas | The County and City agree that each has the absolute right to provide water and/or sewer services to all areas currently within its municipal boundaries. If property is annexed into the City, the City will have the option of assuming responsibility to provide service to the property and paying the County $1,000 for each customer. | Currently effective |
| City of Crestview and Okaloosa County (July 2001) | City Manager | One Cent Local Government Infrastructure Surtax | Establish a distribution formula for the proceeds of a proposed one cent Local Government Infrastructure Surtax pursuant to Section 212.055(2), Florida Statutes, between Okaloosa County and the municipalities of Okaloosa County, if approved by a voter referendum. | Currently effective |
| Auburn Water System, INC., and The City of Crestview (January 1991) | City Manager | Stipulated Settlement Agreement | Agreement to assign boundaries of water distribution. | No expiration date |

# 3.0 Intergovernmental Coordination Analysis

## 3.1 Opportunities and Needs by Comprehensive Plan Element

### 3.1.1 Future Land Use

Crestview does not share a jurisdictional boundary with any other municipality. The 2020 Comprehensive Plan noted that coordination on land use issues could be enhanced by adoption of similar levels of service for shared public facilities, similar land use and density requirements along shared jurisdictional boundaries, and adoption of compatible land development regulations. These recommendations continue to be valid.

An issue of particular land use significance for the municipalities in Okaloosa County is that of annexation. In recent years, several of the municipalities within the County have expanded their jurisdictions through the annexation of land. This has at times been problematic in terms of clear understanding of changing municipal boundaries. To attempt to remedy this problem, the City has entered into an interlocal agreement with the County and other municipalities to notify the County when an annexation ordinance has been adopted. This process essentially affirms the requirements of Florida Statutes (See §177.042 and §177.044, F.S.). Procedures for implementation of Joint Planning Areas, especially those for the purpose of annexation, should be included in policy with the update of the Plan.

### 3.1.2 Traffic Circulation

Intergovernmental coordination regarding transportation in the Crestview urban area is generally good. The OWTPO was established to lead the transportation planning process for the metropolitan area. The OWTPO is comprised of local elected officials and staffed by the Emerald Coast Regional Council. This arrangement provides a forum for discussion and action on local transportation issues.

In addition, the Crestview Planning staff is part of the Technical Coordinating Committee, comprised of local officials experienced in technical fields, which advises and makes recommendations to the OWTPO on a monthly basis.

### 3.1.3 Housing

The Crestview Housing Authority (CHA) adopted a mission "to provide decent and safe rental housing for eligible low-income families, and persons with disabilities within the City of Crestview, Florida." This organization manages Section 8 housing vouchers and works directly with landlords. The CHA provides 273 public housing units to city residents.[1]

### 3.1.4 Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge

As noted in the Infrastructure Element, the City coordinates closely with the County to eliminate sanitary sewer service areas with duplicate facilities and to source alternative water sources. Within the Intergovernmental Element, the City's Comprehensive Plan also includes that the City will implement agreements with the County for solid waste. Drainage is one area in which intergovernmental coordination could be improved. Due to the geographic location of the City, surrounded by the County, stormwater flow across jurisdictions created shared interest in the coordination.

Additionally, the Intergovernmental Coordination Element states that the City will implement recommendations from the Regional Water Supply Plan. This requires coordination with the County and the Northwest Florida Water Management District in order to implement the recommendations of the Plan.

### 3.1.5 Conservation

Intergovernmental coordination on the conservation of natural resources is oriented primarily toward a state-local relationship more than interlocal efforts. Crestview and Okaloosa County participate in the National Flood Insurance Program (NFIP). In addition, all other municipalities within Okaloosa County participate in the NFIP. As such, each local government within the County has a Flood Damage Prevention Ordinance, which regulates development in flood-prone areas.

[1] *https://www.chafl.com/, accessed August 23, 2023*

Crestview is not a participant in the Community Rating System regarding floodplain management to in turn reduce local flood insurance. Crestview should work toward becoming a participant in the program to lessen the costs of homeownership within the City limits.

Regulation of wetlands, estuarine marshes, submerged lands, air pollution, wildlife management areas, and other major natural resources is primarily through state agencies. The City coordinates with the state by informing potential developers of state rules and requirements in these areas. In addition, regarding historical resources, the Department of State, Division of Historical Resources is requested to report from the State Master Site File those resources determined to be significant on a subject parcel at the time of a Comprehensive Plan Future Land Use Map amendment.

### 3.1.6 Recreation and Open Space

The City and the Okaloosa County School Board adopted an Interlocal Agreement for shared parks and recreation facilities as part of the Interlocal Agreement for Public School Facility Planning. The City entered into this agreement in 2006. Section 9 of this agreement "Co-location and Shared Use" describes the intent of co-location and shared use of recreational facilities. Specifically stated, "the School Board will look for opportunities to co-locate and share use of school facilities and civic facilities when preparing the District Educational Facilities Plan." In addition, Crestview will look for opportunities to co-locate and share the use of City recreational facilities.

## 3.2 Coordination among Local Comprehensive Plans

Chapter 163, F.S. requires the Comprehensive Plan to "provide for procedures to identify and implement joint planning areas, especially for the purposes of annexation, municipal incorporation, and joint infrastructure service areas." Neither the City nor the County's Comprehensive Plan discuss joint planning areas. This requirement will need to be met through policy in order to establish procedures that identify and implement these areas so as to ensure that the interests of the City are fully considered.

The City also has the opportunity to participate in the review and comment of amendments to the Comprehensive Plan of the County upon request to the County Growth Management Department. When a proposed amendment is available for review, as part of the required public participation process, the City may review the proposal to ascertain any impacts to the City. This process is available via §163.3184(3)(b).c.

## 3.3 Recognition of Campus Master Plans

Chapter 163.3177 also requires the Comprehensive Plan to "provide for recognition of campus master plans prepared pursuant to s. 1013.30." The statutes define "institution" as a university. Although the Northwest Florida State College Robert L.F. Sikes Education Center, Northwest Florida State College Aviation Center of Excellence, and Florida A&M University College of Pharmacy are located within the City, none independently are considered a university since the main campuses are located elsewhere. Each respective university board of trustees is required to prepare and adopt a campus master plan for the university, which is conducted at the primary campus. Therefore, the need to address campus master plans is not required in Crestview.

## 3.4 Coordination with Regional Policy Plan

Section 186.507, F.S. requires each regional council to adopt a Strategic Regional Policy Plan. The Emerald Coast Regional Council does not have a current regional policy plan and therefore a comparison for consistency to that document is not practical. The current document has not been updated since adoption.

## 3.5 Coordination with Plans of the School Board and Other Units of Local Government Providing Services but Not Having Regulatory Authority over the Use of Land

This element is required to include principles and guidelines to be used to coordinate the adopted comprehensive plan with the plans of the school board and other units of local government that provide facilities and services but do not have regulatory authority over the use of land. Further, such principles and guidelines must be formalized (by interlocal or other formal agreement) within one year after adoption into the Comprehensive Plan.

Formal coordination is already in place for the provision of infrastructure facilities and services, and procedures have been developed for coordination with the School Board regarding population projections and public school siting. An interlocal agreement was adopted that specifies that the City and the School Board will coordinate and base their plans upon consistent projections of the amount, type, and distribution of population growth and student enrollment and that a school Site Selection Committee will be established with members of the School Board and the City when the need for a new school is identified in the district educational facilities plan.

### 3.6 Voluntary Dispute Resolution

Recognizing that disputes will occasionally arise between local governments over growth management issues, the City continues its policy to resolve conflicts with other local governments through the Emerald Coast Regional Council informal mediation process when considered necessary.

Policy 13.A.2.3 describes an "Okaloosa County Comprehensive Plan Committee" that functions as the first step in dispute resolution with any comprehensive planning conflicts. Policy 13.a.2.2 mentions the regional council's dispute resolution process for resolving conflicts with other local governments. These policies could be augmented with additional policy to better describe the intent and process of this committee, and the dispute/conflict resolution process.

## 4.0 Recommendations

Transportation coordination and the collaboration with the Okaloosa County School District and other local governments regarding school impacts and planning currently have great structure and coordination in the Crestview Comprehensive Plan Goals, Objectives, and Policies. The Intergovernmental Coordination Element updated policies will include those identified needs included within this review. These include amended policy regarding the creation of joint planning areas, the dispute resolution process, and the coordination of annexations. Additional coordination regarding regional resources can be also included to better coordinate development impacts to such assets.

### 4.1 Recommendations from LDR Policy Crosswalk

- The Comprehensive Plan Policy Crosswalk did not identify any additional policies needed to address any Land Development Code regulations.

### 4.2 Recommendations from the Evaluation and Appraisal Report

- Address how Crestview will identify and implement Joint Planning Areas and joint infrastructure service areas.
- Include policies regarding the annexation of property.
- Include improved policy regarding the dispute resolution process, outside of that for public school facility planning which is currently specifically mentioned.
- Address coordination with the Bob Sikes Airport.
- Include new policies to address how the impacts of development approved within Crestview will be coordinated with impacts to Okaloosa County.
- Include strategies that speak to coordination of level of service standards with entities which have operational and maintenance responsibility within the City (e.g. FDOT).

### 4.3 Other Recommendations

- All recommendations for amendment to the Intergovernmental Coordination Element are included above. No additional goals, objectives, or policies are necessary to satisfy the Florida Statutes or the current Land Development Code.

Chapter 9

# PUBLIC SCHOOLS

# 1.0 Introduction

The Public Schools Facilities Element (PSFE) is not a required element of the Comprehensive Plan according to §163.3177, Florida Statute. This element was previously required but was removed and by default made optional in the early 2010s. Including this element demonstrates Crestview's dedication to partnering with the school district and other local governments and ensuring that the students of Okaloosa County are provided with adequate capacity (I.e. school seats) and facilities possible. Crestview recognizes that an effective school system depends upon future planning, proper site location, supporting infrastructure, and the availability of services.

This data and analysis will provide an evaluation of the public school system's existing conditions utilizing data provided by Okaloosa County School District. An Interlocal Agreement for Public Schools was signed by the City of Crestview and Okaloosa County with the School Board of Okaloosa County and the following cities in 2006: Destin, Ft. Walton Beach, Laurel Hill, Mary Esther, Niceville, Valparaiso, Cinco Bayou, and Shalimar.

## 1.1 Interlocal Agreement

Pursuant to Florida Statutes during the time of adoption of the Interlocal Agreement (ILA) for Public School Facilities, which was December 11, 2006, the PSFE was required to be included in the Comprehensive Plan. On that date, the City of Crestview entered into an ILA with the School Board of Okaloosa County and the governmental agencies mentioned above in an effort to affirm their "obligation and responsibility for the education, nurture and general well-being of the children within their community." This recognition seeks implementation through coordination of "comprehensive land use and school facilities planning programs" specifically:

1. better coordination of new schools in time and place with land development;
2. greater efficiency for the school board and local governments by placing schools to take advantage of existing and planned road, water, sewer, stormwater, and parks;
3. improved student access and safety by coordinating the construction of new and expanded schools with the roads and sidewalk construction programs of the local governments;
4. better defined urban form by locating and designing schools to serve as community focal points;
5. greater efficiency and convenience by co-locating schools with parks, ball fields, libraries, and other community facilities to take advantage of joint use opportunities; and
6. reduction of pressures contributing to urban sprawl and support of existing neighborhoods by appropriately locating new schools and expanding and renovating existing schools.

In addition, the ILA agrees that the level of service standard for schools is as follows:

### Table 1.1.1 Interlocal Agreement Level of Service Standards by School Type

| Type of School | Level of Service |
|---|---|
| Elementary | 100% of DOE permanent capacity |
| Middle | 100% of DOE permanent capacity |
| High | 100% of DOE permanent capacity |
| Special Purpose | 100% of DOE permanent capacity |

*Source: Interlocal Agreement for Public School Facility Planning, effective December 11, 2006*

An ILA for Public Schools is still required by §163.31777, F.S. The direction of the legislature is to address the following in the ILA:

1. A process by which each local government and the school board agree on population projections and student enrollment. The geographic location of growth forecasts should be considered.
2. Participation by impacted local governments in the discussion of the evaluation of school closures, significant renovations to existing schools, and new school site selection before land acquisition. This discussion shall include the consistency with the respective local government's Comprehensive Plan.
3. A process for determination of the need for and timing of onsite and offsite improvements to support new, expanded, or redevelopment of existing schools.
4. A process for the school board to inform the local government regarding the effect of comprehensive plan amendments on school capacities. How the school district will meet the public school demand based upon the facilities work program should be part of the process.
5. A method for local government participation in the preparation of the annual update to the district's five-year district facilities work program and educational plant survey.
6. A process for determination of where and how joint use of either school board of local government facilities can be shared for mutual benefit and efficiency.
7. A dispute resolution procedure for differences between the district school board and the local government.
8. An oversight process, including one for public participation, for the implementation of the interlocal agreement.

Crestview should review the ILA with the other governing agencies to determine current compliance with state law. The ILA requires an annual meeting to discuss potential amendments to the levels of services adopted and as shown in Table 1.1.1.

## 1.2 Alignment with the Strategic Plan

Although the Public Schools Facilities Element is optional pursuant to Florida Statutes, Crestview included "educational opportunities" and "youth" as strengths in the SWOT analysis of the Strategic Plan. These cultural aspects are noted as important within the community. Placing emphasis on public schools facilities by working with the school district and board is an avenue of growing those strengths.

# 2.0 Existing Conditions

## 2.1 Population Projections

When reviewing school adequacy and capacity, the current and future populations must be analyzed. Projected population growth helps determine the student-generated need for school facilities. Crestview's 2021 population of 27,366 is expected to increase to 36,992 or by 26% by 2040. In 2050, it is projected that 14.23% of the County's total population will reside in the city limits of Crestview.

### Table 2.1.1 Population Projections, Total (Permanent + Institutional), 2010-2050

| Year | Total County Population (Includes Cities) | Average Annual Increase | City of Crestview | Crestview Average Annual Increase | Crestview Percentage of Total Population |
|---|---|---|---|---|---|
| 2010 | 180,822 | - | 20,978 | - | 11.60% |
| 2020 | 211,668 | 17.06% | 27,134 | 29.35% | 12.82% |
| 2021 | 213,203 | 0.73% | 27,366 | 0.86% | 12.84% |
| 2025 | 223,601 | 4.88% | 29,372 | 7.33% | 13.14% |
| 2030 | 233,803 | 4.56% | 31,401 | 6.91% | 13.43% |
| 2035 | 241,900 | 3.46% | 33,061 | 5.29% | 13.67% |
| 2040 | 248,900 | 2.89% | 34,545 | 4.49% | 13.88% |
| 2045 | 254,796 | 2.37% | 35,830 | 3.72% | 14.06% |
| 2050 | 260,003 | 2.04% | 36,992 | 3.24% | 14.23% |

*Sources: Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.*

## 2.2 Population of School Aged Children, 2021

To further break down the population of Crestview, an age cohort is included for school-aged children and those rising into the school system in upcoming years (ages 0-4) as projected in 2021. In Table 2.2.1, pre-school-aged children populations are shown. Table 2.2.2 shows the school-aged children in 2021. This group of residents between the ages of five and 19 totaled 5,716 students in Crestview and an overall 39,044 students in all of Okaloosa County.

### Table 2.2.1 Population of Preschool-Aged Persons (Permanent + Institutional), 2021

| Age | Crestview | Okaloosa | Crestview Percent of Okaloosa |
|---|---|---|---|
| 0-4 | 2,343 | 13,858 | 16.91% |

*Source: U.S. Census Bureau, 2017 - 2021 American Community Survey 5-Year Estimates*

### Table 2.2.2 Population of School-Aged Persons (Permanent + Institutional), 2021

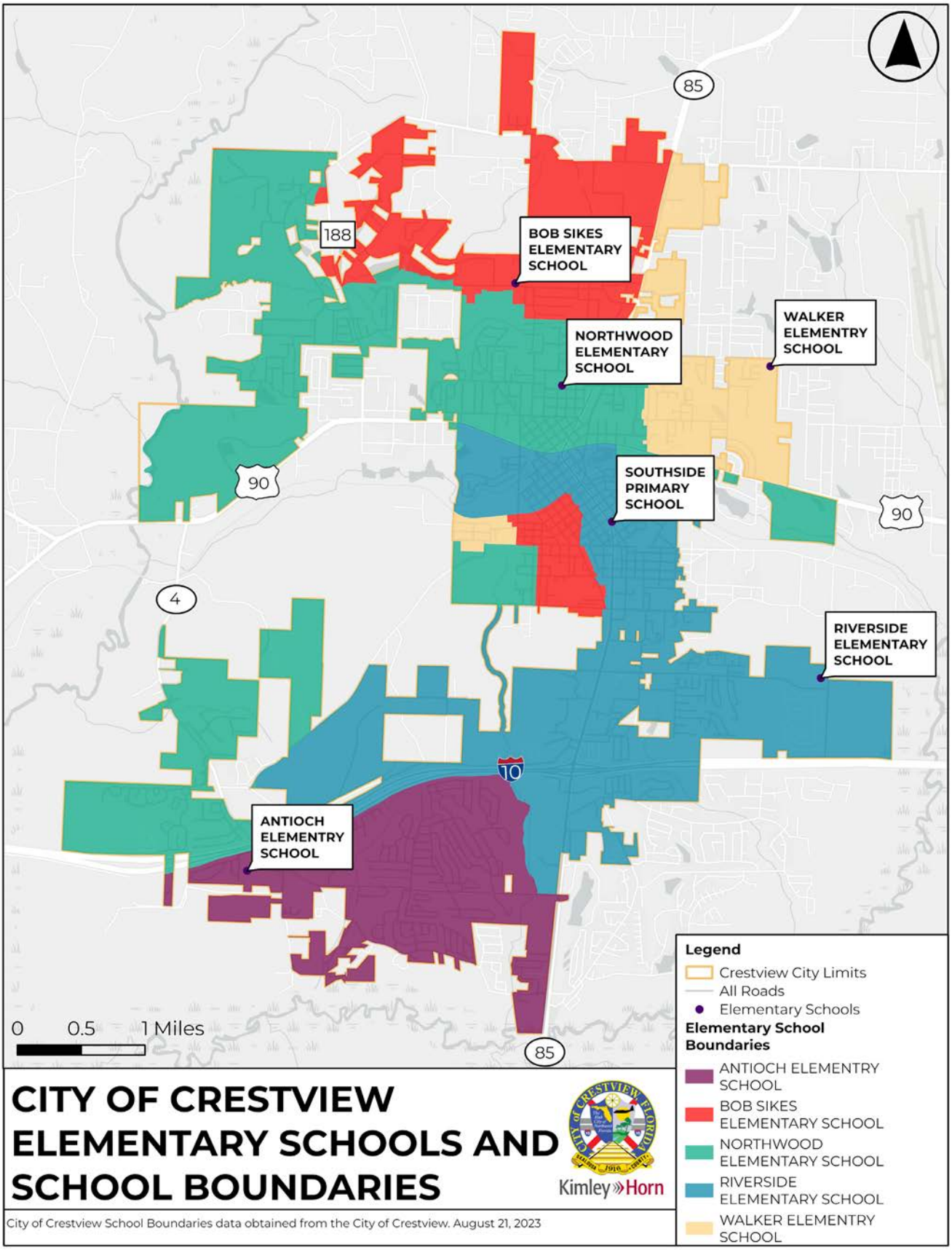
| Age | Crestview | Okaloosa | Crestview Percent of Okaloosa |
|---|---|---|---|
| 5-9 | 2,123 | 12,733 | 16.7% |
| 10-14 | 1,954 | 13,272 | 14.7% |
| 15-19 | 1,639 | 13,039 | 12.6% |
| **TOTAL** | **5,716** | **39,044** | **14.6%** |

*Source: U.S. Census Bureau, 2017 - 2021 American Community Survey 5-Year Estimates*

With the above data, a projection of approximately 5,700 student stations are needed in 2021 for children living in Crestview, not accounting for the percentage of students who attend private schools and those whom are home-schooled.

## 2.3 Attendance Zones and Schools Within Crestview and the Vicinity

Table 2.3.1 reports the number of students enrolled at each of the respective schools during the 2022-2023 school year. Crestview High School is the only senior high school attendance zone for city residents. Middle school attendance zones are segmented by U.S. 90. Those students residing south of HWY 90 are in the Shoal River Middle School attendance zone, and those north of U.S. 90 are in the Davidson Middle School attendance zone. Figure 2.3.1 depicts the boundaries of the elementary attendance zones within the vicinity of Crestview.


85
188
BOB SIKES ELEMENTARY SCHOOL
NORTHWOOD ELEMENTARY SCHOOL
WALKER ELEMENTRY SCHOOL
90
SOUTHSIDE PRIMARY SCHOOL
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4
RIVERSIDE ELEMENTARY SCHOOL
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ANTIOCH ELEMENTRY SCHOOL
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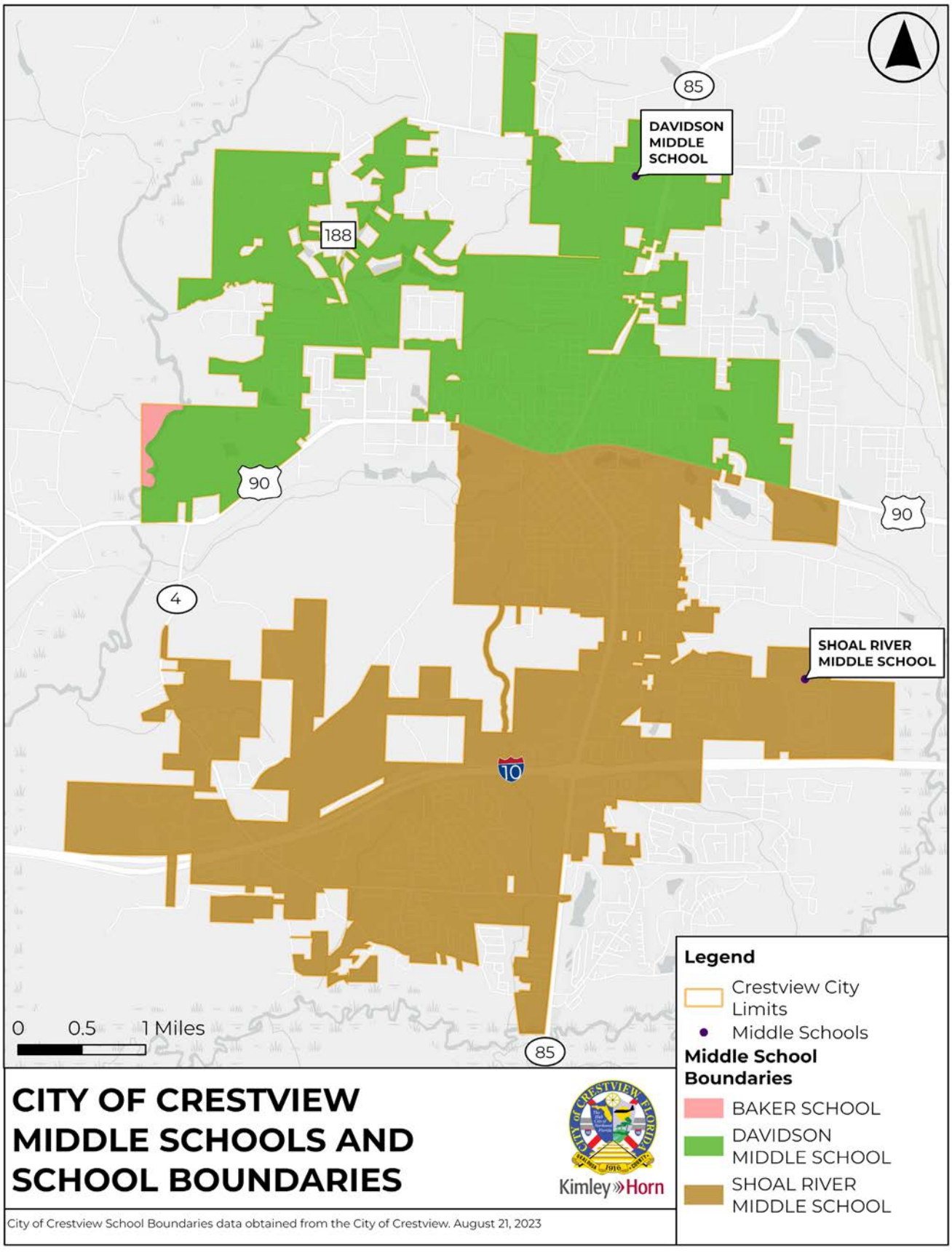
Legend
Crestview City Limits
All Roads
Elementary Schools
Elementary School Boundaries
ANTIOCH ELEMENTRY SCHOOL
BOB SIKES ELEMENTARY SCHOOL
NORTHWOOD ELEMENTARY SCHOOL
RIVERSIDE ELEMENTARY SCHOOL
WALKER ELEMENTRY SCHOOL
CITY OF CRESTVIEW ELEMENTARY SCHOOLS AND SCHOOL BOUNDARIES
Kimley»Horn
City of Crestview School Boundaries data obtained from the City of Crestview. August 21, 2023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DAVIDSON MIDDLE SCHOOL
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SHOAL RIVER MIDDLE SCHOOL
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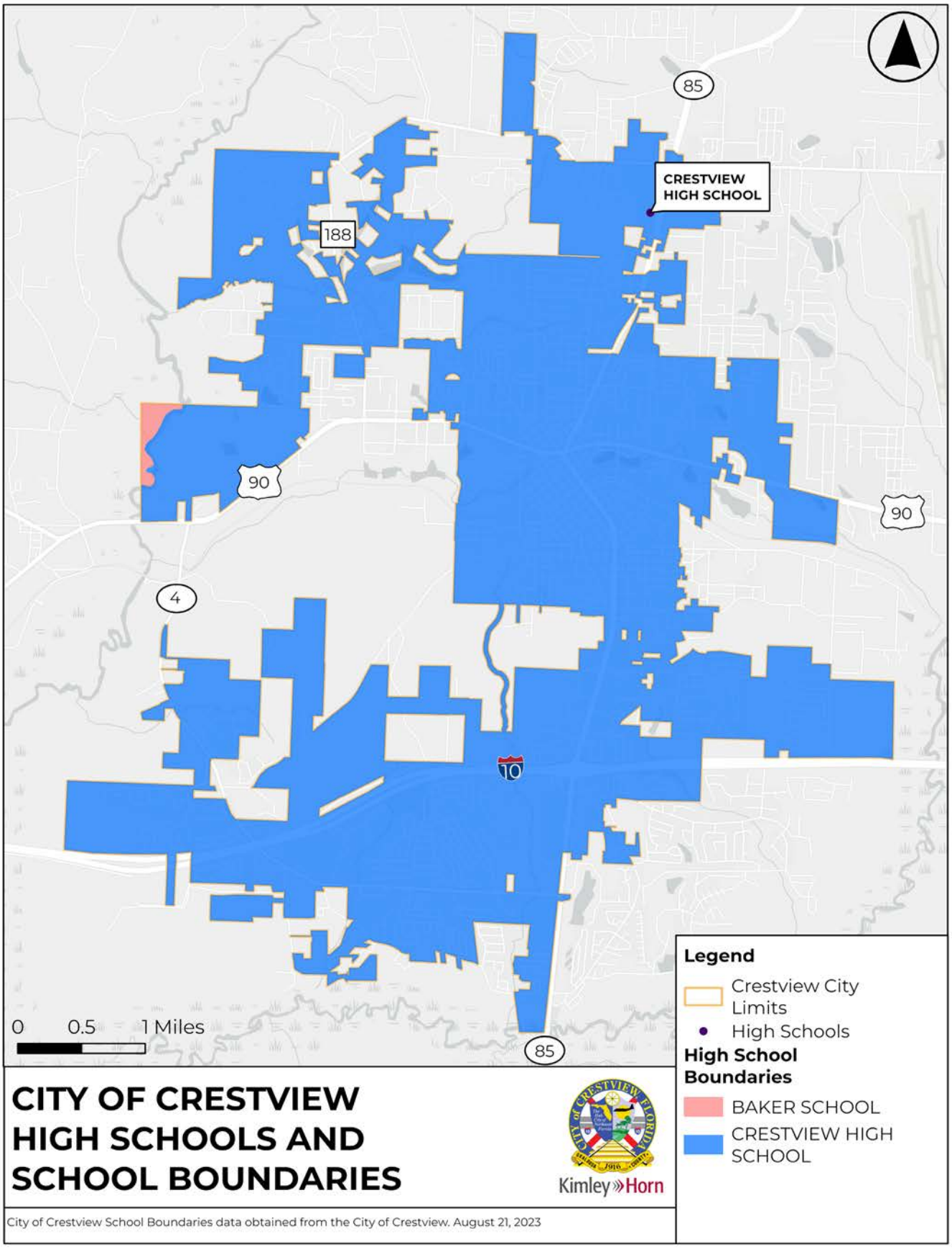
Legend
Crestview City Limits
Middle Schools
Middle School Boundaries
BAKER SCHOOL
DAVIDSON MIDDLE SCHOOL
SHOAL RIVER MIDDLE SCHOOL
CITY OF CRESTVIEW MIDDLE SCHOOLS AND SCHOOL BOUNDARIES
Kimley»Horn
City of Crestview School Boundaries data obtained from the City of Crestview. August 21, 2023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CRESTVIEW HIGH SCHOOL
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CITY OF CRESTVIEW HIGH SCHOOLS AND SCHOOL BOUNDARIES
Kimley»Horn
City of Crestview School Boundaries data obtained from the City of Crestview. August 21, 2023
Legend
Crestview City Limits
High Schools
High School Boundaries
BAKER SCHOOL
CRESTVIEW HIGH SCHOOL

Accordingly, Table 2.3.1 reports the 2022-2023 enrollment data for each of the schools that serve Crestview students. This data is typically recorded on the 40th day of the school year.

### Table 2.3.1 Total Enrollment by School and by Grade, 2022-2023

| Facility | Total Number of Students | Grade | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Pre-K | K | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| Antioch Elementary | 1,016 | | 151 | 124 | 161 | 198 | 187 | 194 | | | | | | | |
| Bob Sikes Elementary | 829 | 11 | 111 | 127 | 150 | 152 | 139 | 139 | | | | | | | |
| Northwood Elementary | 828 | 22 | 144 | 150 | 152 | 136 | 105 | 119 | | | | | | | |
| Riverside Elementary | 947 | 20 | 154 | 161 | 138 | 198 | 123 | 153 | | | | | | | |
| Walker Elementary | 864 | 11 | 119 | 153 | 142 | 182 | 117 | 140 | | | | | | | |
| Davidson Middle | 1,149 | | | | | | | | 418 | 378 | 353 | | | | |
| Shoal River Middle | 927 | | | | | | | | 314 | 284 | 329 | | | | |
| Crestview Senior High | 2,315 | | | | | | | | | | | 750 | 570 | 521 | 474 |
| **Total** | **8,875** | **64** | **679** | **715** | **743** | **866** | **671** | **745** | **732** | **662** | **682** | **750** | **570** | **521** | **474** |

*Source: Florida Department of Education, Enrollment/Membership by School by Grade, 2022-23, Survey 2*

Table 2.3.2 below explains the student stations within each school and the existing capacity within each school. A student station is defined by the Florida Department of Education as "the net square footage requirements per student (in full time equivalency) based upon the instructional program to be housed; used primarily to determine student capacity of a school."[1] It can include areas that are needed such as the cafeteria, music room, and gymnasium. The capacity is defined as "any instructional space with student stations assigned."[2]

[1] *Florida Department of Education, State Requirements for Educational Facilities, 2014, pg. 11*

[2] *Ibid, pg 4*

## Table 2.3.2 Facilities Data by School, December 2021

| Facility | Classrooms | | | | | | Total Satisfactory Stations (existing) | Student Stations (Capacity) |
|---|---|---|---|---|---|---|---|---|
| | K-3 | 4-8 | 9-12 | ESE | Non-Core | Non-Capacity | | |
| Antioch Elementary | 36 | 8 | 0 | 4 | 5 | 14 | 919 | 919 |
| Bob Sikes Elementary | 36 | 12 | 0 | 1 | 0 | 6 | 922 | 922 |
| Northwood Elementary | 30 | 18 | 0 | 5 | 0 | 10 | 991 | 991 |
| Riverside Elementary | 36 | 13 | 0 | 1 | 0 | 9 | 949 | 949 |
| Walker Elementary | 29 | 11 | 0 | 4 | 0 | 13 | 804 | 804 |
| Davidson Middle | 0 | 36 | 0 | 2 | 8 | 8 | 1,053 | 947 |
| Shoal River Middle | 0 | 31 | 0 | 2 | 6 | 7 | 874 | 786 |
| Crestview Senior High | 0 | 0 | 56 | 5 | 18 | 15 | 1,826 | 1,734 |
| **Total** | **167** | **129** | **56** | **24** | **37** | **82** | **8,338** | **8,052** |

*Source: Florida Department of Education, Florida Inventory of School Houses (FISH) Reports, dated December 01, 2021*
*Note: "Satisfactory student stations" is the number approved for a classroom. Student stations can be fluid, where the local school can move assigned classroom space for different needs. The satisfactory student station is the space intended/originally planned for the classroom space.*

Table 2.3.2 shows that the capacities at Davidson Middle School, Shoal River Middle School, and Crestview Senior High School are less than the total existing satisfactory stations. This can indicate that there are portable buildings to create additional classroom space in usage at the school.

Table 2.3.3 shows the number of students within each grade that are associated with a particular school. The Capital Outlay Full Time Equivalent (COFTE) student numbers are projected in June of each year as student attendance numbers for the following school year. COFTE numbers are used for long-term district facility planning.

The data below indicates that Northwood Elementary has 39.5 COFTE students in grades 9-12. The Emerald Coast Career Institute, which is on or considered adjacent to the Northwood Elementary campus, utilizes both campuses for elementary and special needs students.[3]

### Table 2.3.3 Capital Outlay Full Time Equivalent (COFTE) by School, December 2021

| Facility | PK-ESE COFTE | K-3 COFTE | 4-8 COFTE | 9-12 COFTE |
|---|---|---|---|---|
| Antioch Elementary | 0.06 | 632.34 | 308.06 | 0 |
| Bob Sikes Elementary | 0 | 509.88 | 293.55 | 0 |
| Northwood Elementary | 0.55 | 582.5 | 253 | 39.51 |
| Riverside Elementary | 0 | 609.38 | 286.4 | 0 |
| Walker Elementary | 0.03 | 514 | 284 | 0 |
| Davidson Middle | 0 | 0 | 1,113.48 | 0 |
| Shoal River Middle | 0 | 0 | 853.08 | 0 |
| Crestview Senior High | 0 | 0 | 0.18 | 1,701.5 |

*Source: Florida Department of Education, Florida Inventory of School Houses (FISH) Reports, dated December 01, 2021.*
*[1]According to the Florida Department of Education, the Emerald Coast Career Institute is counted with the Northwood Elementary campus.*

*[3] Email from Violet Brown, Senior Educational Program Director, Office of Educational Facilities, Florida Department of Education, September 29, 2023*

The following table reports the Florida Inventory of School Houses stations, which is defined as "the numbering system used for parcels, buildings and rooms in public educational facilities."[4] In essence, this number includes the land (acreage) needed to support the student educational facilities, and not only the space needed for instruction.

Considering the previous data, Table 2.3.4 tracks the capacities at each of the Crestview area schools.

### Table 2.3.4 Crestview Area Schools Capacity Tracking, 2022 - 2023

| Location | 2022-2023 Satisfactory Student Stations | Actual 2022-2023 FISH Capacity | Actual 2021-2022 COFTE | # Class Rooms | Actual Average 2022-2023 Class Size | Actual 2022-2023 Utilization |
|---|---|---|---|---|---|---|
| Antioch Elementary | 919 | 919 | 952 | 53 | 18 | 104% |
| Bob Sikes Elementary | 922 | 922 | 786 | 47 | 17 | 85% |
| Northwood Elementary | 955 | 955 | 873 | 51 | 17 | 91% |
| Riverside Elementary School | 949 | 949 | 930 | 50 | 19 | 98% |
| Walker Elementary | 804 | 804 | 820 | 44 | 19 | 102% |
| Davidson Middle | 1,053 | 947 | 1,090 | 46 | 24 | 115% |
| Shoal River Middle School | 874 | 786 | 907 | 39 | 23 | 115% |
| Crestview Senior High | 1,826 | 1,734 | 1,724 | 79 | 22 | 99% |
| Crestview Vocational-Technical Center[1] | 258 | 258 | 382 | 13 | 29 | 148% |
| **Total** | **8,560** | **8,274** | **8,464** | **422** | **20.9** | **106.33%** |

*Source: Okaloosa County School District 2022 - 2023 Work Plan, 8/28/2023*
*[1] The Okaloosa Technical Collect offers high school and dual enrolled education.*

Table 2.3.5 depicts the available student capacities of each school within the vicinity of Crestview. The Controlled Open Enrollment capacity for the current school year is used to determine if a student can be enrolled at a specific school facility who does not reside within the adopted school attendance zone and is based upon the capacity of the particular school. The capacity numbers are the result of the number of classrooms considering the maximum class size limitations pursuant to Florida Statute. The Controlled Open Enrollment capacity is officially defined as "a public education delivery system that allows school districts to make student school assignments using parents' indicated preferential educational choice as a significant factor."[5] The COE numbers are reevaluated every 12 weeks within the school district, and within each charter school. The projected enrollment is the COFTE number for the current year, which was determined by the school board in June 2023.

[4] *Florida Department of Education, State Requirements for Educational Facilities, 2017, pg. 6*

[5] *Section 1002.31(1), Florida Statute (2023)*

Table 2.3.5 Crestview Vicinity Schools Controlled Open Enrollment (COE) School Capacity Report, 2023-2024

| Facility | Projected Enrollment | COE Capacity | Percent of COE Capacity | Available Seats |
|---|---|---|---|---|
| Antioch Elementary | 963 | 895 | 108% | Closed |
| Bob Sikes Elementary | 849 | 848 | 100% | Closed |
| Northwood Elementary | 801 | 872 | 92% | 71 |
| Riverside Elementary | 978 | 894 | 109% | Closed |
| Walker Elementary | 878 | 806 | 109% | Closed |
| Davidson Middle | 1,206 | 841 | 143% | Closed |
| Shoal River Middle | 945 | 838 | 113% | Closed |
| Crestview Senior High | 2,390 | 2,045 | 117% | Closed |
| **Total** | **9,010** | **8,039** | | |

*Source: Okaloosa County School District Controlled Open Enrollment School Capacity Report, School Year: 2023-2024, Approved 1/9/2023*
*Note: Florida schools are able to accept students using a parent indicated preferential school choice. "Closed" indicates that the school is over COE capacity, and cannot accept students out of the assigned attendance zone.*

Although Table 2.3.5 indicates most of the schools within and in the vicinity of Crestview are "closed," the Okaloosa County School District must provide preferential treatment to the COE process to accommodate:[6]

- Dependent children of active-duty military personnel whose move resulted from military orders;
- Children who have been relocated due to a foster care placement in a different school zone;
- Children who move due to a court-ordered change in custody due to separation or divorce, or the serious illness of death of a custodial parent; and
- Students residing within the school district.

According to Table 2.3.5, Crestview should look to continue coordination with the Okaloosa County School District Board to identify potential future school sites, in collaboration with Okaloosa County. Not only is there a current demand for increased student stations, but population projections also show the continuation of this need into 2045.

## 2.4 Charter Schools in Crestview

As of the 2023/2024 school year, there are no charter schools within the city limits or the vicinity of Crestview to serve area residents.

[6] *Section 1002.31(2)(c), Florida Statute (2023)*

# 3.0 Future Student and Classroom Projections

## 3.1 Student Classroom Demand

Table 3.1.1 projects the number of school-aged children within the Crestview city limits during the planning horizon of 20 years to the year 2045. This number does not include those students within the vicinity of Crestview, outside of the city limits, yet reside within the attendance zones of Crestview area schools.

### Table 3.1.1 Permanent Population by Age Projections, 2025 -2045

| Age | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|
| 5-9 | 2,437 | 2,672 | 2,751 | 2,838 | 2,906 |
| 10-14 | 1,904 | 2,121 | 2,286 | 2,325 | 2,393 |
| 15-19 | 1,856 | 1,819 | 2,103 | 2,276 | 2,325 |
| **TOTAL** | **6,197** | **6,612** | **7,140** | **7,439** | **7,624** |

*Source: Estimates and projections by Shimberg Center for Housing Studies, based on 2010 and 2020 U.S. Census data and population projections by the Bureau of Economic and Business Research, University of Florida.*

Accordingly, a projection is made in Table 3.1.2 for the number of core classrooms by grade level based upon classroom size, which is limited by Florida Statute to 18 children for grades K–3, twenty-two (22) students in grades 4 – 8, and twenty-five (25) students in grands 9 – 12.[7] Note however, that additional non-core classrooms exist at Antioch Elementary (five (5) classrooms and four (4) ESE classrooms), Davidson Middle School (eight (8) classrooms), Shoal River Middle School (six (6) classrooms), and Crestview Senior High School (eighteen (18) classrooms) and are not considered in the core classroom demand below.

Furthermore, it is important to understand that student attendance zones do not follow the City limit boundary, and therefore this information should only be used as an indication of school need. Further study is necessary to compare student addresses to attendance zones and school capacities for the most accurate projection of need.

### Table 3.1.2 Total Projected Core Classroom Demand for Crestview School-Aged Children, 2025 -2045

| Age | 2021 Existing | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|
| 5-9[1] | 167 | 135 | 148 | 153 | 158 | 161 |
| 10-14[2] | 129 | 87 | 96 | 104 | 106 | 109 |
| 15-19[3] | 56 | 74 | 73 | 84 | 91 | 93 |
| **TOTAL** | **352** | **296** | **318** | **341** | **354** | **363** |

*Source: Data from Tables 2.3.2 and 2.5.1.*
*[1] Assumes a classroom size of 18 students*
*[2] Assumes a classroom size of 22 students*
*[3] Assumes a classroom size of 25 students*

*[7] Section 1003.03(1), Florida Statute (2023)*

# 4.0 Coordination Between the City and Okaloosa County School District

The Okaloosa County School District Tentative District Educational Facilities Plan, which includes long-range planning for facilities needs considering a 5-, 10-, and 20-year horizon, must be developed in coordination with the City and all other local governments with Okaloosa County, and must be consistent with each local Comprehensive Plan.[8] This coordination is required to consider the projected student populations by geographic location, using the school board's student enrollment data.

Other data that must be considered includes:

1. The inventory of existing school facilities to include any anticipated expansions or closures.
2. Projections of facilities space needs.
3. Usage of relocatables (portables).
4. Information on leased or space loaned to the school district.
5. The general location of future school construction, to the 20-year time period. This consideration must also include the acreage needs of new facilities.
6. Other options deemed reasonable such as capacities, redistricting, busing, and charter schools.

PSFE Policy 17.A.1.1 directs the coordination between the City and the School District. School capacities are also to be evaluated at the time of a plan amendment or rezoning. This policy is important for continued consideration of the impacts of larger developments which may include school-aged children within Crestview.

In addition, PSFE Policy 17.A.1.5 requires that adequate and suitable sites for future schools be identified and funded. This policy should certainly be continued in order to provide the needed number of student stations and facilities to serve the projected student populations. To provide a priority aspect from Okaloosa County District Schools, the 2022/23 Facilities Work Plan included $1,500,000 in the budget for land acquisition.[9] This document is a required schedule of major projects to maintain the educational and ancillary facilities within the district and must be adopted prior to the budget each year.

These and other existing policies can remain within the Comprehensive Plan. The City may elect to incorporate or move these policies into the Interlocal Coordination Element, retain the Public Schools Facilities Element, or simply rely on the Interlocal Agreement to guide the coordination and methodology for the determination of school needs.

[8] *Section 1013.35(2)(a), Florida Statute (2023)*

[9] *Okaloosa County School District, 2022-2023 Five-Year Facilities Work Program, pg. 5*

# 5.0 Recommendations

Although Crestview does not have governmental authority over the local schools, they do have an opportunity to work and collaborate with the Okaloosa County School District to improve school siting procedures, coordinate how population projections are determined, and share development data and Future Land Use Map amendments. The Interlocal Agreement for Public Schools signed in 2006 affirms Crestview's dedication to this relationship.

## 5.1 Recommendations from LDR Policy Crosswalk

- Regulations pertaining to the coordination of public school locations are included in the LDR by allowing a Okaloosa County School Board member to be an ex officio member on the Planning and Development Board. This regulation is permissive and not mandatory. No LDR amendments are identified. However, the Interlocal Agreement should be evaluated for inclusionary practices into the LDR.

## 5.2 Recommendations from the Evaluation and Appraisal Report

- There is no longer a statutory requirement to include a Public School Facilities Element in the Comprehensive Plan. However, there are policies within the Plan that identify coordination efforts and dispute resolution processes. These are included in the respective element recommendations.

Chapter 10

# CAPITAL IMPROVEMENTS

# 1.0 Introduction

The Capital Improvements Elements provides relevant information regarding the need for, and location of public facilities outlined in other elements of the comprehensive plan. This element helps provide the groundwork to estimate the cost of improvements that local governments are fiscally responsible for and analyze the fiscal capability of the local governments while financing and constructing improvements.

The Capital Improvements Element (CIE) will evaluate the need for public facilities as identified in other plan elements. The evaluation will:

- Estimate the cost of improvements for which the City of Crestview has fiscal responsibility;
- Analyze the fiscal capability of the City to finance and construct improvements;
- Adopt financial policies to guide the funding improvements; and
- Schedule funding and construction of improvements. This will ensure the Capital Improvements are conducted on a systematic and orderly basis to meet the public facility needs identified in other plan elements of this ordinance.

Per Florida Statutes (F.S), the CIE should outline the principles for construction, extension, or increase in capacity of public facilities. The CIE should also contain a component that describes the principles for correcting existing public facility deficiencies, which are necessary when implementing the comprehensive plan. The CIE must estimate public facility costs, which include a delineation of when facilities will be needed, the general location, and projected revenue sources needed to fund said facilities. All public facilities under the CIE must meet the acceptable LOS standards.

The CIE must include a schedule of the capital improvements, which include any publicly funded projects by the federal, state, or local government. Privately funded projects in which the local government has no fiscal responsibility may also be included. Projects must be identified as funded or unfunded and given a level of priority if they are necessary to ensure that any adopted LOS standards are achieved and maintained for the five year period. The schedule must include any transportation improvements within the applicable metropolitan planning organization's transportation improvement program (TIP). The improvements taken from the Okaloosa-Walton TPO TIP FY19/20-FY23/24 can be found in the Transportation Element DIA.

## 1.1 Alignment with the Strategic Plan

In accordance with the community engagement conducted for the development of the Strategic Plan, the City intends to educate, inform, and engage with the residents of Crestview and raise their awareness of the City's valuable economic, cultural, and natural assets. When the City conducted their Strengths, Weaknesses, Opportunities, and Threats (SWOT) analyses, it was identified by the community that one of the strengths that Crestview has is how it is currently undergoing growth and two of the opportunities that they also identified what the chance for utility and infrastructure expansion. Two goals were added to the City's Strategic Plan to address capital improvements.

# 2.0 Existing Conditions

## 2.1 Level of Service (LOS) Standards

LOS is used to indicate if public facilities are adequate to meet the needs of the City's future populations. LOS is a standardized measure that is generally defined with reference to a benchmark or measure of effectiveness. The minimum levels of service guide the issuance of development permits in accordance with the Concurrency Management System.

### Table 2.1.1 Minimum Level of Service

| Minimum Level of Service** | |
|---|---|
| | **LOS** |
| **Roadways** | |
| All Local Roads | C |
| All Collector Roads | D |
| I-10 - Santa Rosa County Line to SR 85 | C |
| I-10 - SR 85 to Walton County Line | C |
| SR 85 - City Limits to Antioch Rd | C |
| SR 85 - Antioch Rd to Mirage Ave | D |
| SR 85 - Mirage Ave to E Walnut Ave | D |
| SR 85 - E Walnut Ave to 8th Ave/Stillwell Blvd | D |
| SR 85 - Garden St to Old Bethel Rd/Airport Rd | D |
| US 90 - Mayo Trail to City Limits | D |
| CR 188 - Sioux Cir to S of Susan Dr | C |
| CR 4 - Maracel Loop to SR 85 | C |
| **Infrastructure** | |
| Sanitary Sewer | 108 gallons/capita/day |
| Solid Waste | 5.0 lbs/capita/day |
| Stormwater | (1) Retain the runoff from the first inch of rainfall with a minimum ½-inch of runoff on site<br><br>(2) Post development run-off shall not exceed the pre-development run-off rate for a 25-year storm even, up to, and including an event with a 24-hour duration |
| Potable Water | 125 gallons/capita/day |
| **Recreation and Open Space** | |
| Recreation and Open Space | 1 acre/1,000 population |

**Denotes a state road*
***Data taken from 2020 Comprehensive Plan*

## 2.2 Concurrency Management

The City of Crestview intends to maintain a Concurrency Management System drawing on elements from the Land Development Code (LDC). This will enable the City to ensure that all facilities and services needed to support development are concurrent with the impacts of pursuing development. Prior to any development permit being issued, the Concurrency Management System shall provide the proper adopted LOS standards will be maintained. The City's Public Services Director, along with other operating departments of the City, will be responsible for the four primary tasks as follows:

- Maintain an inventory of existing public facilities and capacities or deficiencies;
- Determining concurrency of proposed development which does not require City Council approval;
- Providing advisory concurrency assessments and recommending conditions of approval to the City Council for those applications for development orders which require City Council approval; and
- Reporting the status of all public facilities covered under this system to the City Council and recommending a schedule or improvements for those public facilities found to have existing or projected deficiencies.

At a minimum, the concurrency management system will ensure that at least one of the following standards will be met prior to issuance of a development order:

- The necessary facilities and services are in place at the time a development permit is issued; or
- A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of a development occur. Any increase in capacity or expansion of existing potable water, sanitary sewer, solid waste, or stormwater management facilities must be in place prior to issuance of a certificate of occupancy; or
- The necessary facilities are under construction at the time a permit is issued; or
- The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of the services at the time that the development permit is issued; or
- The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220 F.S. or an agreement or development order issued pursuant to Chapter 380 F.S.; or
- The applicant has paid or guaranteed payment of any impact fees properly imposed on projects impacting facilities to which impact fees apply (water, sewer, roadways, etc.)[1]

## 2.3 FY 2022 Budget

The City of Crestview is legally required to have a Capital Improvement Plan (CIP). Included in the General Fund Budget, the CIP includes lists of projects that are needed to maintain and expand services aimed at repairing old infrastructure, expanding existing infrastructure, and constructing new streets and facilities. The funding for the CIP budget is generated from Gas Tax Revenue, Ad Valorem Tax Revenues and then ½ Cent Sales Tax Revenues.

### 2.3.1 Project Fund Balances

The City of Crestview adopted a reserve policy that ensures the sustainability of all City operations. Beginning in the 2012 Budget, requested by the City Manager, the City Council adopted this policy with the intent of fully funding this policy in the current budget and completed by the adoption of the 2023 budget. The policy calls for a 25% undesigned reserve balance in the General Fund, Utility Fund Sanitation Fund, and Stormwater Utility Fund.

[1] *City of Crestview 2020 Comprehensive Plan. Section 6.04 Concurrency Management Minimum Requirements.*

**2022 City of Crestview Budget Summary**

| Division | Revenue | Carry Forward/ Reserve/ Restricted | Grants & Aide | Debt Proceeds | From Restricted Funding Source | Personnel Expenses | Operating Expenses | Capital Expenses | Debt Contingency Transfers | Total |
|---|---|---|---|---|---|---|---|---|---|---|
| **General Fund Summary** | | | | | | | | | | |
| 0012- Mayor | $ - | $ - | $ - | $ - | $ - | $ 93,562 | $ 13,747 | $ - | $ - | $ (107,309) |
| 0213-Clerk | $ - | $ - | $ - | $ - | $ - | $ 130,103 | $ 34,650 | $ - | $ - | $ (164,753) |
| 0311-G&A | $ 20,765,032 | $ 1,880,909 | $ - | $ - | $ 39,000 | $ 79,324 | $ 571,760 | $ 85,552 | $ 2,197,109 | $ 19,751,196 |
| 0412-City Manager | $ - | $ - | $ - | $ - | $ - | $ 267,695 | $ 28,350 | $ - | $ - | $ (296,045) |
| 0413-Human Resources | $ - | $ - | $ - | $ - | $ - | $ 242,745 | $ 93,340 | $ - | $ - | $ (336,085) |
| 0416- Information | $ - | $ - | $ - | $ - | $ - | $ 181,169 | $ 418,953 | $ 98,600 | $ - | $ (698,722) |
| 0419-PIO | $ - | $ - | $ - | $ - | $ - | $ 129,421 | $ 12,405 | $ - | $ - | $ (141,826) |
| 0510-PS | $ - | $ - | $ - | $ - | $ - | $ 227,403 | $ 112,465 | $ - | $ - | $ (339,868) |
| 001-0610-Fleet | $ - | $ - | $ - | $ - | $ - | $ 208,479 | $ 58,250 | $ 45,113 | $ - | $ (311,842) |
| 001-0721-Police | $ 286,500 | $ - | $ - | $ - | $ - | $ 4,521,639 | $ 1,071,934 | $ 419,267 | $ - | $ (5,726,340) |
| 001-0822-Fire | $ 15,500 | $ - | $ - | $ - | $ 109,590 | $ 4,276,806 | $ 434,293 | $ - | $ 109,590 | $ (4,695,599) |
| 001-0000 Dispatch | $ - | $ - | $ - | $ - | $ - | $ 958,118 | $ 138,315 | $ - | $ - | $ (1,096,433) |
| 001-1141-Streets | $ 120,000 | $ - | $ - | $ - | $ 732,269 | $ 770,064 | $ 789,265 | $ 767,639 | $ - | $ (1,474,699) |
| 001-1142-1/2 Sales Tax | $ - | $ - | $ - | $ - | $ 2,921,908 | $ - | $ - | $ - | $ 2,921,908 | $ - |
| 001-1424-Code | $ 15,000 | $ - | $ - | $ - | $ - | $ 112,529 | $ 25,215 | $ - | $ - | $ (122,744) |
| 001-2319-Facilities | $ - | $ - | $ - | $ - | $ - | $ 826,910 | $ 371,530 | $ 37,601 | $ - | $ (1,236,041) |
| 001-2413-Finance | $ - | $ - | $ - | $ - | $ - | $ 563,917 | $ 28,630 | $ - | $ - | $ (592,547) |
| 001-2515-Planning | $ 125,000 | $ - | $ - | $ - | $ - | $ 626,050 | $ 195,471 | $ 7,171 | $ - | $ (703,692) |
| 001-2772-CRES Admin | $ - | $ - | $ - | $ - | $ - | $ 187,922 | $ 15,615 | $ - | $ - | $ (203,537) |
| 001-2773-Athletics | $ 130,500 | $ - | $ - | $ - | $ - | $ 313,228 | $ 435,478 | $ 40,163 | $ - | $ (658,369) |
| 001-2774-Library | $ 126,000 | $ - | $ - | $ - | $ - | $ 580,433 | $ 186,419 | $ 36,500 | $ - | $ (677,352) |
| 001-2275-Special | $ 42,000 | $ - | $ - | $ - | $ - | $ 53,187 | $ 84,638 | $ - | $ - | $ (95,825) |
| 001-2776-Cultural Serv | $ - | $ - | $ - | $ - | $ - | $ 59,972 | $ 11,595 | $ - | $ - | $ (71,567) |
| Totals | $ 21,625,532 | $ 1,880,909 | $ - | $ - | $ 3,802,767 | $ 15,410,677 | $ 5,132,318 | $ 1,537,606 | $ 5,228,607 | $ 0 |
| **Building & Permitting Special Revenue Summary** | | | | | | | | | | |
| 125-2624 Permitting | $ 579,430 | $ 163,898 | $ - | $ - | $ - | $ 453,734 | $ 112,296 | $ 89,430 | $ 87,867 | $ 0 |
| Totals | $ 579,430 | $ 163,898 | $ - | $ - | $ - | $ 453,734 | $ 112,296 | $ 89,430 | $ 87,867 | $ 0 |
| **Community Development Block Grant** | | | | | | | | | | |
| 150-2854 CDBG | $ - | $ 44,000 | $ 170,025 | $ - | $ - | $ - | $ 170,025 | $ 44,000 | $ - | $ - |
| Totals | $ - | $ 44,000 | $ 170,025 | $ - | $ - | $ - | $ 170,025 | $ 44,000 | $ - | $ - |
| **Debt Service Fund** | | | | | | | | | | |
| 220-0213 Debt Service | $ 283,741 | $ - | $ - | | $ - | $ - | $ 283,741 | $ - | $ - | $ - |
| Totals | $ 283,741 | $ - | $ - | $ - | $ - | $ - | $ 283,741 | $ - | $ - | $ - |
| **Capital Improvements Fund** | | | | | | | | | | |
| 301 - Capital Projects | $ 450,809 | $ - | $ 2,223,384 | $ 7,800,000 | $ 1,192,896 | $ - | $ - | $ 11,667,089 | $ - | $ - |
| Totals | $ 450,809 | $ - | $ 2,223,384 | $ 7,800,000 | $ 1,192,896 | $ - | $ - | $ 11,667,089 | $ - | $ - |
| **Utility Fund Summary** | | | | | | | | | | |
| 440-0311 G&A | $ 577,536 | $ 720,105 | $ 1,408,271 | $ - | $ 430,000 | $ - | $ 318,620 | $ - | $ 4,898,555 | $ (2,081,263) |
| 440-0510 | $ - | $ - | $ - | $ - | $ - | $ 602,016 | $ 145,063 | $ - | $ - | $ (747,079) |
| Service | $ - | $ - | $ - | | $ - | $ 376,279 | $ 92,550 | $ - | $ - | $ (468,829) |
| 440-1633 Water | $ 3,314,327 | $ - | $ - | $ - | $ - | $ 687,028 | $ 712,651 | $ 140,470 | $ 300,000 | $ 1,474,178 |
| 440-1735 Sewer | $ 4,359,680 | $ - | $ - | $ - | $ - | $ 631,097 | $ 575,974 | $ 115,116 | | $ 3,037,493 |
| 440-1935 Wastewater | $ - | $ - | $ - | $ - | $ - | $ - | $ 1,214,499 | $ - | $ - | $ (1,214,499) |
| Totals | $ 8,251,543 | $ 720,105 | $ 1,408,271 | $ - | $ 430,000 | $ 2,296,420 | $ 3,059,357 | $ 255,586 | $ 5,198,555 | $ 0 |
| **Sanitation Fund** | | | | | | | | | | |
| 441- Sanitation | $ 4,263,000 | $ - | $ - | $ - | $ - | $ - | $ 4,003,000 | $ - | $ 260,000 | $ - |
| Totals | $ 4,263,000 | $ - | $ - | $ - | $ - | $ - | $ 4,003,000 | $ - | $ 260,000 | $ - |
| **Stormwater Utility** | | | | | | | | | | |
| 442- Stormwater | $ 413,262 | $ - | $ - | $ - | $ 220,000 | $ 291,325 | $ 112,568 | $ 229,369 | $ - | $ (0) |
| Totals | $ 413,262 | $ - | $ - | $ - | $ 220,000 | $ 291,325 | $ 112,568 | $ 229,369 | $ - | $ (0) |
| **Community Redevelopment Agency** | | | | | | | | | | |
| 670-0311 CRA | $ 254,950 | $ 831,677 | $ 250,000 | $ - | $ - | $ - | $ 507,650 | $ 509,977 | $ 319,000 | $ - |
| Totals | $ 254,950 | $ 831,677 | $ 250,000 | $ - | $ - | $ - | $ 507,650 | $ 509,977 | $ 319,000 | $ - |
| Totals | $ 36,122,267 | $ 3,640,589 | $ 4,051,680 | $ 7,800,000 | $ 5,645,663 | $ 18,452,157 | $ 13,380,955 | $ 14,333,057 | $ 11,094,029 | $ 0 |
| | | | | | | | | | Total Budget | $ 57,260,199 |

*Figure 1. 2023 City of Crestview Budget Summary.*

### 2.3.2 Capital Improvements Projects FY 2022 (General Fund)

As part of the CIP, the General Fund Budget details the projects that are needed to maintain and expand services. These services are focused on repairing old infrastructure, expanding existing infrastructure, and the construction of new streets and facilities.

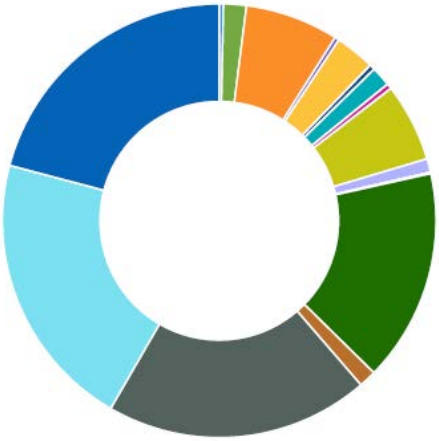
## 2.4 FY 2024 Budget

A five-year CIP for the City's Water, Sewer, and Stormwater Utilities is included in the FY 2024 budget, and will ensure the City can manage the increased growth over the next 10 years. Also included in the CIP are septic-to-sewer projects at Benjamin Street and Foxwood, lift stations upgrades and repairs, the construction of the new Lantern Ridge Lift Station, and ongoing wastewater expansion projects, such as the construction of RIB 6 and Wastewater Treatment Plan improvements.

### 2.4.1 Capital Improvements Projects FY 2024

There are a total of 58 capital improvement projects in the City. Figures 2 and 3 below show the total funding requested at the department level and the total funding requested at the source level.

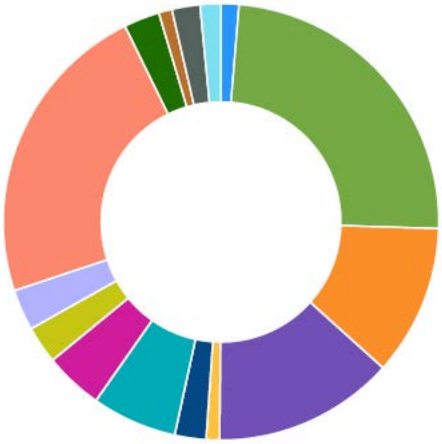
**Total Funding Requested by Department**



| | |
|---|---|
| Building And Permitting (0%) | $80,000.00 |
| Building Facility Maintenance (2%) | $426,500.00 |
| Culture and Recreation (7%) | $1,756,365.00 |
| Fire Services (0%) | $77,435.00 |
| General & Administrative (3%) | $750,000.00 |
| Physical Environment (0%) | $100,000.00 |
| Police Services (1%) | $371,502.60 |
| Public Safety (0%) | $100,000.00 |
| Public Services Administration (6%) | $1,470,763.00 |
| Recreational Services Administration (1%) | $250,000.00 |
| Recreational Services Library (0%) | $30,000.00 |
| Sewer (16%) | $3,985,768.75 |
| Stormwater (1%) | $330,000.00 |
| Streets (20%) | $4,949,730.00 |
| Wastewater (21%) | $5,219,730.00 |
| Water (21%) | $5,255,587.00 |
| **TOTAL** | **$25,153,381.35** |

*Figure 2. Taken from FY24 City of Crestview Budget*

**Total Funding Requested by Source**



| | |
|---|---|
| 1/2 Cent (1%) | $330,000.00 |
| 1/2 Cent Sales Tax (24%) | $5,949,730.00 |
| Bond Proceeds (11%) | $2,750,000.00 |
| Cash Carryforward (13%) | $3,310,417.75 |
| General Fund (1%) | $244,064.84 |
| General Fund Revenues (2%) | $571,500.00 |
| Grants (6%) | $1,558,500.00 |
| Intergovernmental Funds (4%) | $1,069,761.00 |
| Sewer Impact Fees (3%) | $685,000.00 |
| State Grant (3%) | $750,000.00 |
| State Revolving Funds (23%) | $5,619,730.00 |
| Tourist Development Tax (3%) | $656,365.00 |
| Tourist Development Tax (TDT) (1%) | $240,000.00 |
| Utility Operating Funds (2%) | $513,838.00 |
| Water Impact Fees (2%) | $379,036.00 |
| **TOTAL** | **$24,627,942.59** |

*Figure 3. Taken from FY24 City of Crestview Budget.*

## 2.4.2 Itemized Requests for FY24[2]

### PUBLIC SERVICES ADMINISTRATION REQUESTS - $1,470,763

**Bypass Bridge Pipe Hangers Installation - $1,000,000**

*Purchase and install hangers for three ductile iron pipers (already purchased) that will convey the water, sewer, and reuse water for the East-West Connector Bridge. This project is necessary to connect the existing water distribution and sewer.*

**CMMS Implementation (C/F 23 PWA) - $145,000**

*The implementation of a CMMS requires the formalization of many existing processes and will likely require the addition of some new business processes.*

**CMMS Implementation (C/F 23 UT) - $50,763**

*The implementation of a Computerized Maintenance Management System (CMMS) requires the formalization of many existing processes and will likely require the addition of some new business processes.*

**Mobility Study - $50,000**

*Mobility study-piggyback on county contact.*

**SR 85 and PJ Adams Intersection-Relocate Utilities - $225,000**

*SR 85 and PJ Adams intersection work. Water and sewer relocation required. The City of Crestview will be working with Okaloosa County. The County is adding turn lanes, extra driving lanes, and improved stormwater.*

### BUILDING FACILITY MAINTENANCE REQUESTS - $426,500

**Council Chamber Remodel - $205,000**

*The City of Crestview has seen significant growth in recent years, and this has led to an increased need for upgrade to the existing council chamber to include improved technology, security, and audio-visual.*

### POLICE SERVICE REQUESTS - $371,503

**Lease Fall off Vehicles – Leasing Option - $16,960**

*Enterprise has reached the optimal amount of miles for resale. The vehicle is required for patrol functions. The new lease amount includes upfitting (lights, sirens, cages, and center consoles). This does not include the purchase of new radios.*

**New Vehicle Lease Option for Allotted Patrol Officer Positions - $237,438**

*This is for 11 filled positions, two newly approved positions and one spare. These vehicles area required for patrol functions. The new lease amount includes upfitting (lights, sirens, cages, and center consoles).*

**Replacement and New Administrative Vehicles – Purchase Option Copy - $117,105**

*Replacement of 10-2 (training officer), 12-2 (professional standards sergeant ), 16-1 (police chief). New for CID Sgt (this vehicle was passed down to an investigator). The vehicle for Police Chief will have the current radio and light package.*

### FIRE SERVICE REQUESTS - $77,435

**Fire Training Tower Pole Barn and Restrooms - $60,000**

*This project will provide proper sanitation facilities and a pole barn for first responders at the newly constructed fire training tower located at 1100 W Edney Ave.*

[2]*All descriptions were taken directly from the One Year Plan of the budget.*

### Ward Exhaust Filtration System - $17,435

*This system is $17,435.00 to purchase. It includes installation of the filtration system on the new fire apparatus and is therefore with the truck everywhere it goes.*

## BUILDING AND PERMITTING REQUESTS - $80,000

### Two Inspector Trucks - $80,000

*Two trucks in the building department will be transferred to another department and replaced with the purchase of two new trucks. The building department has sufficient funding balance to support this purchase.*

## WATER REQUESTS - $5,255,587

### Arena Rd Water Tank - $2,750,000

*The City of Crestview has experienced significant population growth in recent years and that growth has created the need to expand and build new residential communities. This growth is expected to continue for the foreseeable future.*

### Arena Rd Water Tank (Additional Construction Costs) - $1,550,000

*Due to rising construction costs, the new estimated total for Arena Rd. tank is estimated to be $4,300,000. An additional $1,550,000 is being requested to meet the budget shortfall.*

### Commercial Meter Replacements (22) - $11,000

*There are approximately 22 commercial meters that need to be replaced. These range in size from ¾" to 3".*

### Fire Hydrant and Line Stop Materials (New and Stock Replace) - $25,000

*Fire hydrants and line stop materials are needed for new installations and to replace stock used for the PJ Project. The material cost per hydrant is $4,842.81. These items need to be available for upcoming developments.*

### Lead and Copper Phase I (JACOBS) - $151,000

*The LCRR at 40 CFP 141.84 requires community and public water systems to be in compliance with the new requirements by October 16, 2024. The purpose of this task order is to provide consulting services to assist the City of Crestview.*

### Meter Installation Hardware - $68,075

*Hardware is needed for meter replacement and repair. These items include meter boxes, locks, washers, curb-stops, etc. These items range in price from $0.10 to $175 each.*

### Meter MXU Replacement (322) - $56,350

*Based on the most recent Census report, there are approximately 322 MXUs that need to be replaced. The cost per MXU is $175.*

### New Commercial Meter Installations - $7,480

*A total of five new 2" commercial meters will need to be purchased for upcoming approved developments. The total cost per meter is $1,495.60.*

### New Commercial Meter Installations - $6,636

*A total of two 4" commercial meters will need to be purchased for upcoming approved developments. The total cost per meter is $3,318.00.*

### New Commercial Meter Installations (8") - $8,501

*One new 8" commercial meter will need to be purchased for an upcoming development. The total cost is $8,500.84.*

### New Residential Meter Installations (300) - $166,200

*Meters will need to be purchased for approved developments within the City of Crestview in order to provide water services.*

**PJ Phase 4 Relocate (Water C/F 23) - $200,000**

*Ongoing project from 2018 with an original expected completion date of 2021. The project has been extended with a new expected completion date of 2024. This is a relocation project.*

**Residential Meter Replacements (175) - $90,125**

*Approximately 175 residential meters need to be replaced per Utility Billing. The total material cost for a replacement is $514.18.*

**Water Well #9 Gravel Pack Rehab (650gpm to 800gpm) - $155,000**

*Repairing the well would bring it to full production. The current rate is 650 gallons per minute, and it would increase to 800 gallons per minute. With the current and future infrastructure needs within the City, gravel pack rehab is necessary.*

## SEWER REQUESTS - $3,985,769

**Benjamin Sewer Expansion (C/F 23) - $500,000**

*This project began in 2020 to design and install a new force main along Benjamin Street. The project is now funded and can move forward in FY2024.*

**CUES Camera Trailer Software Upgrade - $47,288**

*Software upgrade for CUES Camera Trailer. The annual recurring costs are listed on Contractual Services 440-1735-533.34-00.*

**FY2023 Foxwood Estates Septic to Sewer (C/F 23) - $1,998,720**

*The City of Crestview annexed the Foxwood Estates Subdivision and golf course into the city limits in recent years. The subdivision community is currently serviced with septic tanks for sewer treatment and field line disposal.*

**Lantern Ridge-Lift Stations Materials - $500,000**

*$500,000 is requested for a new Sewer Lift Station to be located at Lantern Ridge. The actual cost cannot be determined at this time as a new quote will have to be made.*

**Lift Station #15 Upgrade - $478,500**

*Lift Station #15 upgrade.*

**Lift Station #6 Upgrade - $160,000**

*Lift Station #6 upgrade.*

**Lift Station #76 Repair (Arena Road) - $83,368**

*Lift Station #76 repair.*

**PJ Phase 4 Relocate (Sewer C/F 23) - $200,000**

*Ongoing project from 2018 with an original expected completion date of 2021. The project has been extended with a new expected completion date of 2024. This is a relocation project.*

**Push Camera - $17,893**

*Requesting $17,893 to purchase a new push camera for filming sewer laterals.*

## WASTEWATER REQUESTS - $5,219,730

**Clarifier 1 & 2 Weir Washer Distribution Rings - $25,000**

*The distribution ring on both clarifiers is original to the WWTP and have failed. The distribution rings need to be replaced. The cost estimate from JACOBS is $25,000.00.*

### DEP Mandated Spray Field Fencing - $185,000

*Requesting $185,000 for professional installation of 9,050 linear feet of 6' chain link fence and six gates to secure all restricted access reuse sites at the WWTP. This is a requirement by DEP due to the East West Connector.*

### Influent Manhole Replacement - $400,000

*Influent manhole replacement at the WWTP headworks is needed due to wear over time and overall poor condition. This project will be a change order to the original Bio-Solids Handling project that is under construction now.*

### Master Lift Station – Replace Liner - $90,000

*Requesting $90,000 to replace the liner that has been in service since 2007 that is starting to show signs of failing.*

### Replace 20" Headworks Piping – $50,000

*Half of this piping has already been replaced due to failures from high levels of H2S. Five more 90 and three spool pieces are still original and starting to show early signs of failure. JACOBS has a cost estimate of $50,000.*

### Rib 6 Construction (C/F 23) - $3,860,000

*Half of this piping has already seen significant growth in recent years and that growth has created the need to expand and build new residential communities. This growth has led to an increase in influent flow at the Crestview Wastewater Treatment Plant.*

### WWTP Effluent Disposal Expansion - $609,730

*The existing WWTP spray fields were initially impacted by the constriction of the SR 85 Bypass Road and the East-West Connector roadway.*

## STORMWATER REQUESTS - $330,000

### Street Sweeper - $330,000

*Street Sweeper purchase from Sansom Equipment. The current sweepers are both beyond their useful life and are increasingly out of service due to maintenance.*

## STREETS REQUESTS - $4,949,730

### Main Street Revitalization - $3,500,000

*This project consists of roadway, sidewalk, and streetscape improvements along six blocks of Main Street and between US 90 and Industrial Drive, including portions of adjacent streets.*

### Mirage Avenue Roundabout (Alday-Howell) - $199,730

*Design and permitting of a roundabout along Mirage Avenue. Task Order 2023-01 from Alday-Howell totals $199,730.*

### Redstone and Brookemeade Traffic Signal (Phase 1) - $1,250,000

*Phase 1 of improving roadway safety on E Redstone Avenue an Brookemeade Drive by realigning to a traditional four-leg intersection with auxiliary lanes and traffic signal control.*

## RECREATIONAL SERVICES LIBRARY REQUESTS - $30,000

### Library Furniture - $30,000

*Request purchase of new furniture to replace approximately 25 chairs and a sofa. The initial estimate is for 10 chairs of one style, nine of another, one sofa, two loveseats in place of a couple of sets of chairs.*

## RECREATIONAL SERVICES ADMINISTRATION REQUESTS - $250,000

### Rotary Park - $250,000

*The purpose of this project is to design and construct a children's park at 375 Wilson Street N in partnership with Crestview Rotary Club and Okaloosa County. The park is to include custom playscape structures and fencing around the playground.*

## CULTURE AND RECREATION REQUESTS - $1,756,365

### Brookemeade Park Improvements - $656,365

*Brookemeade Park Improvements is part of a 5-year tourist development tax expenditure plan. Improvements include an observation deck (equipped with vendor space, shaded seating, and restrooms), ADA ramps and accessibility, and covering the RC track.*

### North Park P.D.E - $50,000

*The purpose of this project is to develop a conceptual design and plan for a children's park and open space in the northern part of the City near the Robert L.F. Sikes Public Library and Community Center.*

### Old Spanish Trail Master Plan - $100,000

*The purpose of this project is to develop a dynamic long-term planning document that provides a conceptual layout to guide future growth and development of Old Spanish Trail Park site.*

### Rec Sports Complex P.D.E. - $250,000

*The purpose of this project is to conduct a project development and environmental study and develop a concept design and plan to include specific planned sports amenities, cost estimates, and support items (bathrooms, concessions, parking etc.)*

### Twin Hills Children's Park Improvements - $700,000

*A proposal to redesign and improve the Twin Hills Childrens Park. Improvements include new park layout, separation of water park and playground equipment, new turf, new playground equipment, improved safety barrier, and improved ADA accessibility.*

## PUBLIC SAFETY REQUESTS - $100,000

### Public Safety Building P.D.E - $100,000

*Project development and engineering design of a new public safety building for the City police and fire departments and combine dispatch unit. The 2021 facilities inventory and operations assessment master plan was prepared by Matrix Design Group.*

## PHYSICAL ENVIRONMENT REQUESTS - $100,000

### Public Works P.D.E - $100,000

*This P.D.E. project will allow for the preliminary planning and engineering work to be completed for the proposed new site located near the current WWTP.*

## GENERAL AND ADMINISTRATIVE REQUESTS - $750,000

### Vineyard Village Site Improvements - $750,000

*The City of Crestview has selected Gregg Chapel African Methodist Episcopal Church of Fort Walton Beach, Florida, through the competitive proposal process, to develop an affordable housing complex.*

## 2.5 2023 5-Year Capital Improvement Schedule

Below are the 2023 5-Year Capital Improvement Schedules for Water and Sewer, Stormwater, and the General Fund. Each of the tables below were taken from the 2023 Budget. The CIP schedule outlines the projected cost of equipment or improvements for the respected department.

### Table 2.5.1 Combined Water and Sewer Financial Plan

| Department/Project | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|---|---|---|---|---|---|
| **General and Administrative** | | | | | |
| Budget Line Item: Equipment | - | - | - | - | - |
| Budget Line Item: Improvements (CMMS) | $145,000 | - | - | - | - |
| Total General and Administrative | $145,000 | - | - | - | - |
| **Customer Service** | | | | | |
| Budget Line Item: Equipment | - | - | - | - | - |
| Budget Line Item: Improvements | - | - | - | - | - |
| Total Customer Service | - | - | - | - | - |
| **Public Service Administration** | | | | | |
| Budget Line Item: Equipment | - | $190,000 | - | - | - |
| East Redstone to Okalooosa Lane Improvements | $395,000 | - | - | - | - |
| East/West Connector - Utilities (Design) | - | $200,000 | - | - | - |
| East/West Connector - Signalization (Note Only) | - | - | - | - | - |
| PJ Adams Phase 4 Utility Relocation | - | $200,000 | - | - | - |
| PJ Adams Phase 5 Utility Relocation (No Agreement) | - | - | | - | - |
| John King / 85 Utility Relocation (No Agreement) | $500,000 | - | - | - | - |
| Live Oak Church / 85 Utility Relocation (No Agreement) | $75,000 | | - | - | - |
| Total Public Service Administration | $970,000 | $590,000 | - | - | - |
| **Maintenance** | | | | | |
| Lift Station #9 Upgrade | - | - | - | - | - |
| New Control Panel For LS #76 Upgrade | - | - | - | - | - |
| Reuse To Golfcourse - Design & Construction | $1,220,000 | - | - | - | - |
| LS #1 Pump Replacement | - | - | - | - | - |
| Mirage Avenue Round-A-Bout Design | $201,230 | - | - | - | - |
| New Control Panel For LS #19 | - | - | - | - | - |
| Lift Station #15 Upgrade | - | - | - | - | - |
| New Control Panel For LS #29 | - | - | - | - | - |

| Department/Project | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|---|---|---|---|---|---|
| Control Panel Upgrade #38 | - | - | - | - | - |
| LS #61 Pump Replacement | - | - | - | - | - |
| LS #10 Mixer | - | - | - | - | - |
| New GPR Locater | - | - | - | - | - |
| Lift Station #29 Upgrade | - | - | - | - | - |
| Rehab Lift Station #17 | - | - | - | - | - |
| Lift Station #2 Upgrade | $400,000 | - | - | - | - |
| Control Panel Upgrade #40 | $12,000 | - | - | - | - |
| Control Panel Upgrade #68 | $12,000 | - | - | - | - |
| Lift Station #3 Upgrade | - | $400,000 | - | - | - |
| Lift Station #25 Upgrade | - | $12,000 | - | - | - |
| Lift Station #34 Upgrade | - | $12,000 | - | - | - |
| New Line Stopping Equipment | - | - | - | - | - |
| New Insta-Valve Equipment | - | - | - | - | - |
| Budget Line Item: Equipment | - | - | - | - | - |
| Budget Line Item: Improvements | - | - | - | - | - |
| Future Costs | - | - | $500,000 | $500,000 | $500,000 |
| Maintenance CIP Budget | $1,845,230 | $424,000 | $500,000 | $500,000 | $500,000 |
| **Sewer** | | | | | |
| WW Collection SYS Master Plan 1 | - | - | - | - | - |
| WW Colletion SYS Master Plan 2 | - | - | - | - | - |
| CIPP Lining Program | $50,000 | $50,000 | $50,000 | $50,000 | $50,000 |
| #1701-Manhole Lining Program | $50,000 | $50,000 | $50,000 | $50,000 | $50,000 |
| #2004- Low Pressure Sewer Systems | $25,000 | $25,000 | $25,000 | $25,000 | $25,000 |
| Split Creek Sewer Engineering Study | $50,000 | - | - | - | - |
| Foxwood Septic to Sewer | $220,000 | - | - | - | - |
| Benjamin Street Sewer Expansion | $135,000 | - | - | - | - |
| PD&E + Construction New Sewer Lines | $150,000 | - | - | - | - |
| Budget Line Item: Equipment | - | - | - | - | - |
| Budget Line Item: Improvements | - | - | - | - | - |
| Future Costs | - | $300,000 | $300,000 | $300,000 | $300,000 |
| Sewer CIP Budget | $680,000 | $425,000 | $425,000 | $425,000 | $425,000 |

| Department/Project | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|---|---|---|---|---|---|
| **WWTP** | | | | | |
| RIB #6 North Wingard Property | $3,750,000 | - | - | - | - |
| Phase 1: Soils handling upgrade | $5,100,000 | - | - | - | - |
| Phase 1: Additional RIB Construction | $600,000 | - | - | - | - |
| Budget Line Item: Equipment | - | - | - | - | - |
| Budget Line Item: Improvements (Septic Receiving Station) | - | - | $1,050,000 | - | - |
| Rib #7 Design | - | $6,000,000 | - | - | - |
| Rib #7 Construction | - | $5,500,000 | - | - | - |
| Future Costs | - | - | $26,000,000 | $200,000 | $200,000 |
| WWTP CIP Total | $5,700,000 | $11,500,000 | $27,050,000 | $200,000 | $200,000 |
| **Water** | | | | | |
| Mini Excavator | - | $60,000 | - | - | - |
| Trailer to Haul Mini Excavator | - | $20,000 | - | - | - |
| Fire Hydrant Replacement | $50,000 | $50,000 | $50,000 | $50,000 | $50,000 |
| Flex-Net Meter Replacement | $100,000 | $100,000 | $100,000 | $10,000 | $100,000 |
| Arena Road Water Tower | $2,750,000 | $2,750,000 | - | - | - |
| South Ferdon Phase 1: Water Line Upgrades | - | $800,000 | - | - | - |
| South Ferdon Phase 2: Southview Drive/Key Lime | - | - | $600,000 | - | - |
| Backhoe Loader | $90,000 | - | - | - | - |
| 20 Yard Dump Truck | - | $150,000 | - | - | - |
| US 90 / Okaloosa Lane / Chestnut Ave Exit | - | - | $1,200,000 | - | - |
| Buy Land For Arena Road Storage Tank | - | - | - | $250,000 | - |
| Arena Road Storage Tank | - | - | - | $2,500,000 | - |
| South End Water Well #11 | - | - | - | $1,500,000 | - |
| Lead And Copper Rule Implementation | $100,000 | - | - | - | - |
| Steel Water Tank Maintenance | $86,000 | $86,000 | $86,000 | $86,000 | $86,000 |
| Budget Line Item: Equipment | - | - | - | - | - |
| Budget Line Item: Improvements | - | - | - | - | $1,000,000 |
| Water CIP Budget | $3,176,000 | $4,016,000 | $2,036,000 | $4,396,000 | $1,236,000 |
| **CIP Summary** | | | | | |
| General (allocated 50/50 to Water and Wastewater) | $145,000 | - | - | - | - |
| Customer Service (allocated 50/50 to Water and Wastewater) | - | - | - | - | - |

| Department/Project | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|---|---|---|---|---|---|
| Public Service (allocated 50/50 to Water and Wastewater) | $970,000 | $590,000 | - | - | - |
| Maintenance | $1,845,230 | $424,000 | $500,000 | $500,000 | $500,000 |
| Sewer | $680,000 | $425,000 | $425,000 | $425,000 | $425,000 |
| WWTP | $5,700,000 | $11,500,000 | $27,050,000 | $200,000 | $200,000 |
| Stormwater Division (part of Wastewater until 2022) | $120,000 | $190,000 | $120,000 | $250,000 | $250,000 |
| Water | $3,176,000 | $4,016,000 | $2,036,000 | $4,396,000 | $1,236,000 |
| Total | $12,636,230 | $17,145,000 | $30,131,000 | $5,771,000 | $2,611,000 |

*Taken from the 2023 Crestview Budget – 5 Year Capital Improvements Schedule*

## Table 2.5.2 Stormwater Division Financial Plan

| Department/Project | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|---|---|---|---|---|---|
| **Stormwater Division** | | | | | |
| W Walnut Avenue Storm Sewer Reline | - | - | - | - | - |
| James Street Storm Sewer Reline | $120,000 | - | - | - | - |
| Smith Street Storm Sewer Reline | - | $190,000 | - | - | - |
| Old South Drive Storm Sewer Reline | - | - | - | - | - |
| Budget Line Item: Equipment | - | - | $120,000 | - | - |
| Budget Line Item: Improvements | - | - | - | - | - |
| Future Costs | - | - | - | $250,000 | $250,000 |
| Stormwater CIP Budget | $120,000 | $190,000 | $120,000 | $250,000 | $250,000 |

*Taken from the 2023 Crestview Budget – 5 Year Capital Improvements Schedule*

## Table 2.5.3 General Fund

| Department/Project | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|---|---|---|---|---|---|
| **General and Administrative** | | | | | |
| New Public Services Building (Long Street) | - | $2,000,000 | - | - | - |
| Budget Line Item: Improvements | $75,000 | $75,000 | $75,000 | $75,000 | $75,000 |
| Budget Line Item: Equipment (Community Entrance Signs) | $200,000 | - | - | - | - |
| Total G&A | $275,000 | $2,075,000 | $75,000 | $75,000 | $75,000 |
| **Street - Equipment** | | | | | |
| Mini Excavator | - | - | - | - | - |
| Front End Loader | $225,000 | - | - | - | - |
| Thermplastic Striping System | $15,019 | - | - | - | - |
| Tandem Dump Truck | - | - | - | - | - |
| Forklift 6000 LBS Capacity | - | $38,200 | - | - | - |
| Skid Street Loader | - | $200,000 | - | - | - |
| Equipment Trailer | - | - | - | - | - |
| Pothole Patch Trailer | $81,000 | - | - | - | - |
| Tandem Dump Truck | $165,000 | - | - | - | - |
| 35 HP Tractor/Mower | $42,000 | - | - | - | - |
| Skid Steer Loader | $90,000 | - | - | - | - |
| Flatbed Dump Truck | - | $100,000 | - | - | - |
| Street Sweeper | - | - | $300,000 | - | - |
| **Street - Improvements** | | | | | |
| Resurfacing | $834,656 | $400,000 | $400,000 | $400,000 | $400,000 |
| E. Redstone (Brookemeade to Okaloosa Lane) | $385,400 | - | - | - | - |
| Main Street Revitalization Project | $3,810,000 | - | - | - | - |
| Arena Road Stabilization Phase 1 | - | - | - | - | - |
| Arena Road Stabilization Phase 2 | - | - | - | - | - |
| Arena Road Stabilization Phase 3 | $130,000 | - | - | - | - |
| Arena Road Stabilization Phase 4 | - | $150,000 | - | - | - |
| Future Costs | - | - | $500,000 | $500,000 | $500,000 |
| Total Street | $5,778,075 | $888,200 | $1,200,000 | $900,000 | $900,000 |
| **Building/Facility Maintenance** | | | | | |
| John Deere 1026 Tractor | - | - | - | - | - |
| 1 - Z-Turn Mower | - | - | - | - | - |
| Gator TX Turf Utility Vehicle | - | - | - | - | - |
| Future Costs | $15,000 | $15,000 | $15,000 | $15,000 | $15,000 |

| Department/Project | FY 2023 | FY 2024 | FY 2025 | FY 2026 | FY 2027 |
|---|---|---|---|---|---|
| **Building/Facility Maintenance - Improvements** | | | | | |
| LED Lighting Replacement | $21,838 | - | - | - | - |
| Twin Hills Tennis CTS Repair | - | - | - | - | - |
| Twin Hills Tennis CTS Fence Replacement | $25,400 | - | - | - | - |
| Downtown Christmas Décor | $25,000 | - | - | - | - |
| Countryview Park New Equipment Upgrade | - | - | - | - | - |
| Replace fencing at OSTP Adult Softball Fields | - | - | - | - | - |
| City Hall Lobby/Utility Remodel | - | $75,000 | - | - | - |
| Future Costs | $150,000 | $150,000 | $150,000 | $150,000 | - |
| Building/Facility Maintenance CIP Budget | $237,238 | $240,000 | $165,000 | $165,000 | $15,000 |
| **Fire Department** | | | | | |
| Fire Training Tower | - | - | - | - | - |
| Fire Department CIP Budget | - | - | - | - | - |
| **CIP Summary** | | | | | |
| Total G&A | $275,000 | $2,075,000 | $75,000 | $75,000 | $75,000 |
| Street CIP Budget | $5,778,075 | $888,200 | $1,200,000 | $900,000 | $900,000 |
| Building/Facility Maintenance CIP Budget | $237,238 | $240,000 | $165,000 | $165,000 | $15,000 |
| Fire Department CIP Budget | - | - | - | - | - |

*Taken from the 2023 Crestview Budget – 5 Year Capital Improvements Schedule*

# 3.0 Recommendations

For the City to uphold the infrastructure and service standards of the community, it is important for the City to regularly assess and evaluate existing conditions, level of service standards for services, and potential improvements. Using the FY 2 4 Budget, the Strategic Plan, and Capital Improvement Schedules, the City can monitor existing conditions and forecast improvements throughout the City that would enhance each residentials daily lives. The only policy recommendations for the Comprehensive Plan for this Element are related to the Evaluation Appraisal Report that was completed based on the 2020 Comprehensive Plan these recommendations are grounded in state statute and required.

## 3.1 Recommendations from the Evaluation Appraisal Report

- Update 14.A.1.1 with additional details as outlined in the Evaluation Appraisal Report.
- Update Element with the timeline associated with capital improvements.
- Update 14.A.2 with a policy addressing level of service standards.
- Update the capital improvements schedule based on the most recent adopted City CIP.
- Update Element with the updated transportation improvement program or reference to it in the Transportation Element.

April 25, 2024

RESPONSE VIA E-MAIL ONLY

Honorable JB Whitten, Mayor
City of Crestview
Community Development Services
198 Wilson Street N.
Crestview, Florida 32536

Subject: Crestview Evaluation and Appraisal Notification Letter

Dear Mayor Whitten:

This is to acknowledge receipt of your Evaluation and Appraisal Notification Letter, which was due on May 1, 2024 and received by the Department on April 24, 2024.

Please note that your proposed comprehensive plan amendments based on your Evaluation and Appraisal should be transmitted to the Department by **April 25, 2025,** within one year of your notification, pursuant to Section 163.3191(2), Florida Statutes (F.S.). The amendments are subject to the **State Coordinated Review Process** as outlined in Section 163.3184(4), Florida Statutes. Please also be aware that Section 163.3191, F.S. was amended to read in **part "updates to the required elements and optional elements of the comprehensive plan must be processed in the same plan amendment cycle."**

Scott Rogers of the Department's staff is available to assist and provide technical guidance to your questions concerning the contents of the Evaluation and Appraisal based comprehensive plan amendments and may be reached at (850)717-8510.

If you have any questions concerning the processing of the Evaluation and Appraisal based amendment, please contact Donna Harris, Plan Processor, at (850)717-8491 or by email at Donna.Harris@Commerce.fl.gov.

Sincerely,

James D. Stansbury, Bureau Chief
Bureau of Community Planning and Growth

JDS/dh



An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

**Community Development Services**
**Planning & Zoning Division**
198 Wilson Street N., Crestview, FL 32536
850.682.1560 | planning @cityofcrestview.org

April 24, 2024

Donna Harris
Plan Processing
State Land Planning Agency
Florida Commerce
107 E Madison, MSC 160
Tallahassee, FL 32399

RE: City of Crestview Evaluation and Appraisal Notification Letter

Dear Ms. Harris,

The City of Crestview has completed its evaluation of the last adopted comprehensive plan in 2016. After a thorough evaluation of statutory changes and local conditions during the last seven years, the City of Crestview has determined that there is a need to amend the City's Comprehensive Plan.

Attached to this letter is the Evaluation and Appraisal Report with a detailed summary of statutory changes that have occurred since the last update of the City's comprehensive plan and whether an amendment to the plan is necessary.

The City of Crestview pursuant to Section 163.3191 Florida Statutes, hereby provides notice to the State Land Planning Agency (Florida Commerce) that amendments will be necessary to the City of Crestview Comprehensive Plan to address changes in local conditions and state requirements. Said amendments, both required and optional elements, will be transmitted to the State Land Planning Agency for review within one year.

Please let us know if there are any questions or concerns. Thank you.

Sincerely,

J.B. Whitten
Mayor

Attachments:
2023 Approved EAR and Matrix of Required Amendments

# Evaluation and Appraisal of the 2020 City of Crestview Comprehensive Plan

(Adopted 1990)

Prepared by:

the planning collaborative

Kimley»Horn

JULY 2023

## Executive Summary

The accompanying analysis is conducted to evaluate the 2020 City of Crestview Comprehensive Plan (Plan), initially adopted in 1990 by Ordinance 699, and as amended. The previous evaluation to the Plan was conducted in October 2016, where a determination was made that "no amendments to the comprehensive plan are necessary in order to be consistent with new statutory requirements"[1]. However, after review of the 2020 Plan it was decided to compare the 2016 Plan to amendments of Florida Statutes since 2011.

There are two parts to this analysis. The first portion reviews the Plan against legislative changes that have occurred since 2011. The second portion reviews the Goals, Objectives, and Policies against the 2022 Florida Statutes for the required content pursuant to §163.3177, F.S. and other relevant sections. In addition, a section at the end of this report includes known changes to state legislation during 2023, although the 2023 Statutes were not yet published on the state's legislative website, *Online Sunshine*. The following pages cite the requisite Florida Statute and provide the Plan Goal, Objective, or Policy that addresses the requirement of the statute. Additional notes are provided as applicable.

There are many necessary minor amendments needed to update citations and references to the Florida Statutes to consider the Plan consistent with state legislation. For example, references to the Department of Community Affairs in Chapter 1 and Policy 5.06 of Chapter 5 are now obsolete since the Department has been renamed twice since 2011. As of the 2023 legislative session, the Department is now the Department of Commerce[2].

This evaluation discovered some policies required pursuant to Florida Statutes that were not included within the current Plan. This can be a result of changes that the City was not aware of which were passed in the past several years made by the legislature. These needs are identified in red text in the following tables. Some needed policies are simple strategies, others may require study or analysis.

There are some citations in the table that describe legislative changes since 2011 that may not seem relevant. However, these are included as an informational matter, to bring awareness of what the City may encounter throughout particular processes or interactions.

Finally, in order to be more concise and deliberate with the tables showing changes since 2011, statutory changes that do not apply to the City of Crestview are not included. These include references to sector planning and the requirements of the Coastal Management Element among others. If these issues become relevant to the City of Crestview, then at that time the City should look to the Florida Statutes for direction on formulation of policy.

*Disclaimers: The "Notes and Observations" at the end of the master and each Plan Element worksheet are not to be considered all inclusive. Comments that are offered are as a courtesy and should be considered for informational purposes. There may be additional goals, objectives, and policies that have concerns or may need amendment. References to Florida Statutory citations should be verified for correct citations at the Plan update.*

[1] City of Crestview letter to the Florida Department of Economic Opportunity, signed by Teresa Gaillard, dated May 23, 2017

[2] Chapter 2023-173 Committee Substitute for House Bill No. 5 amending Section 20.60, Florida Statutes.

| 2011 | | |
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| 163.2517(4) | Deleted the exemption for plan amendments to designate an urban infill and redevelopment area from the twice per year amendment limitation of Section 163.3187. | Designation of urban infill and redevelopment area now may be adopted at any time during the year (not a twice per year limitation). |
| 163.3161(1) | Changed "Local Government Comprehensive Planning and Land Development Act" to "Community Planning Act". | Name Change. Revise mentions of the "Local Government Comprehensive Planning and Land Development Act" to the "Community Planning Act" in Chapter 1. |
| 163.3161(2) | Expresses the purpose of the act, changing "control" future development to "manage" future development "consistent with the proper role of local government." | No action needed. Informational only. |
| 163.361(10) | Modifies the intent of the legislature with respect to how comprehensive plans and amendments affect property rights. | No action needed. Describes the intent of the legislature regarding private property rights. Creates awareness of property rights. |
| 163.3161(11) [New] | Expresses legislative intent to recognize and protect agriculture, tourism, and military presence as being the state's traditional economic base. | No action needed. |
| 163.3161(12) [New] | Expresses legislative intent to not require local government plans that have been found to be in compliance to adopt amendments implementing the new statutory requirements until the evaluation and appraisal period provided in section 163.3191. | Applicable for all of the Plan. Requires any amendment to the Plan to comply with the requirements of the Community Planning Act. |
| 163.3162(4) | Modifies the provisions for agricultural lands and practices to state that a plan amendment for an agricultural enclave is presumed not to be urban sprawl as defined in section 163.3164. | No action needed. However, reference may be made within the Plan for awareness. |
| 163.3164 | Changes "Local Government Comprehensive Planning and Land Development Regulation Act" to "Community Planning Act" and sets forth new and modified definitions, many of which were included in repealed Rule 9J-5.003, Florida Administrative Code. | Name Change. Revise mentions of "Local Government Comprehensive Planning and Land Development Act" to "Community Planning Act" in Chapter 1. |

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| 163.3164(45) [previously in Rule Chapter 9J-5] *(now part 46)* | Establishes definition of "suitability." | No action needed. However, this definition is important to reference regarding compatibility of uses. |
| 163.3164(50) *(now part 51)* | Clarifies the definition of "urban service area" to delete the term "built-up" and to include any areas identified in the comprehensive plan as urban service areas, regardless of local government limitation. | No action needed. However, this definition is important for policy reference. |
| 163.3164(51) [replaces definition previously in Rule Chapter 9J-5] | Establishes new definition of "urban sprawl." | No action needed. However, this definition is important for policy reference. |
| 163.3167(2) | Modifies requirements for maintaining comprehensive plan, deleting the reference to section 163.3184 and the requirement that proposed plan amendments be submitted to the state land planning agency. | No action needed. The subsection retains requirements that each local government adopts a Comprehensive Plan and maintains (processes amendments) as set forth in Statutes. |
| 163.3167(11) [Deleted] | Deletes provisions for encouraging each local government to articulate a vision of its future physical appearance and qualities of its community. | No action needed. Vision statements are now a local preference, rather than encouraged by the state. |
| 163.3168(1) – (4) [New] | Establishes provisions for "planning innovations and technical assistance" and clarifies the roles of the state land planning agency and all other appropriate state and regional agencies in the process. Requires, upon request by the local government, that the state land planning agency coordinate multi-agency assistance on plan amendments that may adversely impact important state resources or facilities. Requires the state land planning agency to provide on its website guidance on the submittal and adoption of comprehensive plans, amendments and land development regulations, prohibiting such guidance from being adopted by rule and exempting such guidance from section 120.54(1)(a). | No action needed. Encourages local government to be innovative and provides direction to the state land planning agency (DEO). |

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| 163.3171(4) | Modifies areas of authority under this act with respect to joint agreements and intergovernmental coordination between cities and counties and planning in advance of jurisdictional changes. | No action needed. Provides authority for local government interlocal agreements with each other and agreements with landowners. |
| 163.3175(5)(d) and (6) | Modifies military base compatibility provisions to not require that commanding officer comments, underlying studies, and reports to be binding on the local government. Requires the affected local government to be sensitive to private property rights and not be unduly restrictive on those rights in considering the comments provided by the commanding officer or designee. | Section 163.3175(2) identifies Crestview as a local government subject to cooperation with Eglin AFB. Objective 7.A.10 and subsequent policies require coordination with Eglin AFB regarding land use decisions. The statutory citation remains correct. Consider a policy to implement the statutory language to consider the commanding officer's comments.<br>In addition, Crestview may consider a policy to create an ex-officio position for a representative of the military installation on the "land planning or zoning board" to ensure compliance with Florida Statutes. |
| 163.3175(9) | Modified to require that any local government comprehensive plan that has be amended to address military compatibility requirements after 2004 and was found in compliance be deemed in compliance until the local government conducts its evaluation and appraisal review pursuant to section 163.3191 and determines that amendments are necessary. | This evaluation determines that no amendments are necessary. The Plan is consistent with the 2022 Florida Statutes. Although the specific language in the Plan is not required, the City should otherwise ensure all of Section 163.3175 is met. This can be accomplished through policy inclusion but is not statutorily required to be policy in the Plan. |

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| 163.3177(1) | Modified to include significant portions of repealed Rules 9J-5.001 and 9J-5.005, Florida Administrative Code, with respect to the principles, guidelines, standards and strategies to be set forth in required and optional elements of the comprehensive plan and requirements for basing these elements on relevant, appropriate and professionally accepted data. Provides that the plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations. Provides for adoption of documents by reference. Requires that plan amendments be based on relevant and appropriate data taken from professionally accepted sources and an analysis by the local government. Provides that the comprehensive plan shall be based upon permanent and seasonal population estimates and projections | See individual Element Worksheets. |
| 163.3177(3)(a)4 | Modifies provisions for preparing the capital improvements element to require the schedule to cover a 5-year period and identify whether projects are either funded or unfunded and given a level of priority for funding. Deletes requirements for financial feasibility. Deletes the requirement that the element include standards for the management of debt. | The current Plan's Table 14-1 Schedule of Capital Improvements is dated FY 2010 – FY 2014 and should be updated accordingly. Policy 14.A.1.2 directs how the City manages debt and is no longer required (it is an optional policy). |
| 163.3177(3)(b) | Modifies requirements for local government annual review of capital improvements element to no longer require transmittal of the adopted amendment to the state land planning agency and deletes provisions related to sanctions by the Administration Commission, adoption of long-term concurrency management systems and financial feasibility. Deletes the requirement that the annual 5-year capital improvements schedule be updated annually pursuant to a plan amendment; provides that the 5-year capital improvements schedule may be updated by separate ordinance and may not be deemed an amendment to the local comprehensive plan. | The requirement that the Capital Improvements Element must be reviewed by the local government still stands. Modifications to the Capital Improvement Schedule are accomplished via ordinance and are not deemed an amendment to the Plan. Policy 14.A.4.1 directs the City to adopt a capital budget annually. |

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| 163.3177(4)(a) | Deletes the requirement that the local comprehensive plan be coordinated with the state comprehensive plan. | No action needed. |
| 163.3177(5)(a) | Modifies planning period requirements, allowing additional planning periods for specific components, elements, land use amendments, or projects as part of the planning process. | The planning period requirements were amended in 2023 by HB 439 to include two planning periods. The first of at least 10 years occurring after the Plan's adoption, and the second covering at least 20 years. |
| 163.3177(6)(a) | Modifies requirements for the future land use element to include guidance from repealed Rule 9J-5.006, Florida Administrative Code, relative to the general range of density or intensity of uses for gross land area and establishing a long term end toward which land use programs and activities are ultimately directed. Deletes requirement that the future land use element address the general distribution, location, and extent of land uses for public buildings and grounds. | See Future Land Use Element Worksheet. |
| 163.3177(6)(a)2 and 3 | Modifies the standards on which future land use plan and plan amendments are based to include: permanent and seasonal population, compatibility, the need to modify land uses and development patterns within antiquated subdivisions, preservation of waterfronts, location of schools proximate to urban residential areas, and other considerations taken from repealed Rule 9J-5.006, Florida Administrative Code. Deletes requirement that the data on which comprehensive plans and plan amendments are based include data on energy-efficient land use patterns accounting for existing and future electric power generation and transmission systems and greenhouse gas reduction strategies. | See Future Land Use Element Worksheet. |

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| 163.3177(6)(a)4 | Modifies requirements for the future land use element "to accommodate at least the minimum amount of land required to accommodate the medium projections of the University of Florida's Bureau of Economic and Business Research for at least a 10-year planning period unless otherwise limited." Provides that in the future land use element, the amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. Deletes a requirement that the future land use element address future industrial uses in rural areas. | See Future Land Use Element Worksheet. |
| 163.3177(6)(a)8 [New] | Establishes requirements for analyzing future land use map amendments based on portions of repealed Rule 9J-5.006, Florida Administrative Code. | See Future Land Use Element Worksheet. |
| 163.3177(6)(a)9 and 10 [New] | Establishes requirements for the future land use element and map series, including with slight revisions to the primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl that were in repealed Rule 9J-5.006, Florida Administrative Code. | See Future Land Use Element Worksheet. |
| 163.3177(6)(b) | Modifies requirements for the transportation element to include significant portions of repealed Rule 9J-5.019, Florida Administrative Code, addressing circulation of recreational traffic, including bicycle facilities, exercise trails, riding facilities, and airport master plans. Provides that the purpose of the transportation element is to plan for a multimodal transportation system that places emphasis on public transportation systems, where feasible. | See Transportation Element Worksheet. |

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| 163.3177(6)(c) | Modifies requirements for the general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element to include guidance from portions of repealed Rule 9J-5.011, Florida Administrative Code, and deletes requirements for including a topographic map depicting any areas adopted by a water management district as prime groundwater recharge areas and addressing areas served by septic tanks. | See Public Facilities and Services Element Worksheet. |
| 163.3177(6)(c)3 | Modifies potable water supply planning requirements to remove the provision that “amendments to incorporate the work plan do not count toward the limitation on the frequency of adoption of amendments to the comprehensive plan.” | See Public Facilities and Services Element Worksheet. |
| 163.3177(6)(d)1 and 2 [New] | Modifies requirements for the conservation element to include portions of repealed Rule 9J-5.013, Florida Administrative Code, to list the natural resources to be identified, analyzed and protected and toward which conservation principles, guidelines and standards are to be directed. | See Conservation Element Worksheet. |
| 163.3177(6)(d)3 | Modifies requirements for analyzing current and projected water sources for a 10-year period to include consideration of demands for industrial, agricultural and potable water use and the quality and quantity of water available to meet these demands and the existing levels of conservation, use and protection and policies of the regional water management district. | See Conservation Element Worksheet. |
| 163.3177(6)(f)1 and 2 | Provides requirements for the housing element to include guidelines, standards and strategies based on an inventory taken from the latest decennial United States Census or more recent estimates and various other considerations listed in repealed Rule 9J- 5.010, Florida Administrative Code. | See Housing Element Worksheet. Replacing language from 9J-5, F.A.C., which was repealed. |

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| 163.3177(6)(f)2 [Deleted] | Deletes requirement for an affordable housing needs assessment conducted by the state land planning agency. | No action needed. The Affordable Housing Needs Assessment is not mentioned in the Plan. |
| 163.3177(6)(f)3 [New] | Based on repealed Rule 9J-5.010, Florida Administrative Code, sets forth new requirements for the creation and preservation of affordable housing, elimination of substandard housing conditions, providing for adequate sites and distribution for a range of incomes and types, and including programs for partnering, streamlined permitting, quality of housing, neighborhood stabilization, and improving historically significant housing. | See Housing Element Worksheet. |
| 163.3177(6)(g)2 [Deleted] | Deletes provisions for local government adoption of recreational surface water use policies. | No action needed. For information only. |
| 163.3177(6)(h)1.b [New] | Deletes requirement for the intergovernmental coordination element to provide for recognition of campus master plans and airport master plans. | No action needed until such time as this may become relevant to Crestview. |
| 163.3177(6)(h)3.a and b [New] | Modifies requirements for the intergovernmental coordination element to include portions of repealed Rule 9J-5.015, Florida Administrative Code, including coordinating and addressing impacts on adjacent municipalities and coordinating the establishment of level of service standards. | See Intergovernmental Coordination Element Worksheet. |
| 163.3177(6)(h)3 and 4 [Deleted] | Deletes requirements in the intergovernmental coordination element for fostering coordination between special districts and local general purpose governments, submittal of public facilities report, execution of interlocal agreement with district school board, the county and nonexempt municipalities, and submittal of reports to the Florida Department of Community Affairs by counties with populations greater than 100,000. | No action needed. Coordination of the Plan with the school board, regional water supply authorities, and other governmental units such as adjacent municipalities and the county is still required. |

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| 163.3177(6)(i), (j), (k) [Deleted] | Deletes provisions for optional elements of the comprehensive plan, transportation and traffic circulation, airport compatibility and other requirements related to transportation corridors and reduction of greenhouse gas emissions specific to local governments within an urbanized area. | No action needed. This is now a local option and not state mandated. |
| 163.3177(7)(a)-(l) [Deleted] | Deletes provisions for additional plan elements, or portions or phases thereof, including an economic development element. | No action needed. |
| 163.31777(1)(b)-(d) and (2) | Deletes requirements for submittal of public schools interlocal agreements to the state land planning agency based on an established schedule and other requirements involving the state land planning agency related to waivers and exemptions. | No action needed. For information only. |
| 163.31777(3)(a)-(c) and (4)-(7) [Deleted] | Deletes requirements related to the submittal of comments from the Office of Educational Facilities on the interlocal agreement, challenges to the state land planning agency notice of intent, and other review process requirements. | No action needed. For information only. |
| 163.3180(1) | Deletes parks and recreation, schools, and transportation from the list of public facilities and services subject to the concurrency requirement on a statewide basis. | No action needed. These concurrency requirements become an option and a local policy decision. However, recreation and transportation systems have adopted LOS standards within the Plan. It is not determined how those systems will meet concurrency if a proposed development is projected to exceed the adopted standard. |

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| 163.3180 (1)(a) and (b) [New] | Modifies concurrency requirements to include portions of repealed Rule 9J-5.0055, Florida Administrative Code, which relate to achieving and maintaining adopted levels of service for a 5-year period, and providing for rescission of any optional concurrency provisions by plan amendment, which is not subject to state review. | Requires facilities with concurrency requirements to have adopted LOS and strategies and standards for implementation. Any optional concurrency rescinded can be done so by expedited amendment. Requires Plan to describe for required and optional concurrency requirements that the levels of service adopted can be reasonably met. Crestview has adopted LOS standards for several systems. Concurrency methodology in relation to the payment of fees accordingly needs to be established. Suggest adoption in Chapter 6, Under Section 6.08. |
| 163.3180(1)(b) [Deleted] | Deletes requirement that professionally accepted techniques be used for measuring levels of service for automobiles, bicycles, pedestrians, transit and trucks. | No action needed. For information only. |
| 163.3180(2)(b) and (c) [Deleted] | Deletes requirement that parks and recreation facilities to serve new development are in place or under actual construction no later than one year after issuance of a certificate of occupancy or its functional equivalent. | No action needed. This becomes an optional concurrency requirement and is now a local policy decision. Recreation LOS standards are adopted in several policies, including Section 5.08 and Chapter 15. However, recreation systems have adopted LOS standards within the Plan. It is not determined how those systems will meet concurrency if a proposed development is projected to exceed the adopted standard. Concurrency methodology in relation to the payment of fees accordingly needs to be established. |
| 163.3180(3) | Deletes provisions addressing governmental entities and establishment of binding level of service standards with respect to limiting the authority of any agency to recommend or make objections, recommendations, comments or determinations during reviews conducted under section 163.3184 | No action needed. This prevents other governmental agencies that are not service providers from establishing binding level-of-service standards on Crestview. |

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| 163.3180(4)(b) and (c) [Deleted] | Deletes concurrency provisions specifically related to public transit facilities and urban infill and redevelopment areas. | No action needed. This becomes an optional concurrency requirement and is now a local policy decision to incorporate transit as a concurrency measure. Transportation systems have adopted LOS standards within the Plan, however, Chapter 15 *Level of Service Summary* notes that roadways are not subject to concurrency. Therefore, unless Crestview adopts transportation concurrency this section is not applicable. |
| 163.3180(5)(a)-(h) [New] | Establishes concurrency provisions for transportation facilities, which include portions of repealed Rule 9J-5.0055, Florida Administrative Code. Sets forth requirements with respect to adopted level of service standards, including use of professionally accepted studies to evaluate levels of service, achieving and maintaining adopted levels of service standards, and including the projects needed to accomplish this in 5-year schedule of capital improvements. Requires coordination with adjacent local governments and setting forth the method to be used in calculating proportionate-share contribution. Defines the term “transportation deficiency.” | Chapter 15 *Level of Service Summary* notes that roadways are not subject to concurrency. Therefore, unless Crestview adopts transportation concurrency this section is not applicable. |
| 163.3180(6)(a) [New] | Sets forth concurrency provisions for public education, setting forth provisions for those local governments that apply concurrency to public education. If a county and one or more municipalities that represent at least 80 percent of the total countywide population have adopted school concurrency, the failure of one or more municipalities to adopt the concurrency and enter into the interlocal agreement does not preclude implementation of school concurrency within jurisdictions of the school district that have opted to implement concurrency. | No action needed. Schools are not subject to concurrency. Therefore, unless Crestview adopts school concurrency this section is not applicable. Allows school concurrency to continue even if one or more local governments do not enter into the interlocal agreement so long as those governments do not contain more than 80% of the school population. |

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| 163.3180(6)(f)1 and 2 | Modifies school concurrency provisions to provide that adoption and application of school concurrency is optional. | No action needed. For information only. |
| 163.3180(d) [2014 cite: Section 163.3180(g)] | Modifies school concurrency provisions to remove requirement for financial feasibility and to require that facilities necessary to meet adopted levels of service during a 5-year period are to be identified and consistent with the school board's educational facilities plan. | No action needed. For information only. |
| 163.3180(h)1.a., b. and c. [New] | Modifies school concurrency provisions to allow a landowner to proceed with development of a specific parcel of land notwithstanding a failure of the development to satisfy school concurrency if certain factors are shown to exist, including adequate facilities are provided for in the capital improvements element and school board's educational facilities plan, demonstration that facilities needs can be reasonably provided, and the local government and school board have provided a means by which proportionate share is assessed. | No action needed. For information only. |
| 163.3184(1)(b) [Revised] | Modifies the definition of "in compliance" to include a reference to section 163.3248 and delete the reference to now repealed chapter 9J-5, Florida Administrative Code. | No action needed. For information only. |
| 163.3184(1)(c) [New] | Provides a list of the "reviewing agencies." | No action needed. For information only. |
| 163.3184(2) [New] | Sets forth the "expedited" and "coordinated" review processes. | No action needed. For information only. |

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| 163.3184(3) and (4) [New] | Sets forth requirements for adopting and processing plan amendments according to the "expedited" and "coordinated" review processes, the scope of the comments to be provided by review agencies, responsibilities of the state land planning agency with respect to its various levels of review, and coordination with other state agencies and public hearings. | No action needed. For information only. |
| 163.3184(5)-(7) [New] | Sets forth requirements for administrative challenges to plans and plan amendments, compliance agreements and mediation and expeditious resolution. | No action needed. For information only. |
| 163.3184(15); 2014 cite: Section 163.3184(11) | Modifies provisions for public hearings to state there is no prohibition or limitation on the authority of local governments to require a person requesting an amendment to pay some or all of the cost of the public notice. | No action needed. For information only. Allows local government to charge a fee for plan amendments. |
| 163.3184(12) [New] | Establishes provisions for concurrent zoning, requiring a local government, at the request of an applicant, to consider an application for zoning changes that would be required to properly enact any proposed plan amendment and making the approved zoning changes contingent upon the comprehensive plan or amendment becoming effective. | No action needed. For information only. Allows land use and zoning changes to be considered concurrently. |
| 163.3187(1)(a)-(f); 2014 cite: Section 163.3187(1)(a)-(d) | Modifies provisions to address the process for adoption of small-scale comprehensive plan amendments, deleting several exceptions. Plan amendments are no longer limited to two times per calendar year and text changes that relate directly to and are adopted simultaneously with small scale future land use map amendments are permissible. | No action needed. Plan amendments are no longer limited to two (2) times per calendar year. |
| 163.3187(1)2.a and b;3,4 and (e)-(q); 2014 Section cite: 163.3187(2)-(5) | Modifies the public notice requirements for small scale plan amendments, addressing petitions, prohibiting the state land planning agency from intervening and requiring that consideration be given to the plan amendment as a whole and whether it furthers the intent of this part in all challenges. | No action needed. For information only. |

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| 163.3191(1)-(14); 2014 cite: Section 163.3191(1)-(5) | Modifies provisions for evaluation and appraisal of comprehensive plan. Maintains the requirement for local government evaluation of its plan to occur at least once every 7 years. The required local government evaluation is limited to whether plan amendments are necessary to reflect changes in state requirements (only) since the last update. The local government is required to notify the state land planning agency by letter as to its determination. If needed, these amendments are to be prepared and transmitted within 1 year of this determination for review pursuant to section 163.3184(4) (State Coordinated Review). Local governments are encouraged to comprehensively evaluate and as necessary update plans to reflect changes in local conditions. If a local government fails to submit its notification letter to the state land planning agency or fails to update its plan to reflect changes in state requirements, then the local government is prohibited from amending its plan until it complies with these requirements. The state land planning agency may not adopt rules to implement this section, other than procedural rules or a schedule indicating when local governments must comply with these requirements. | No action needed. The Comprehensive Plan shall be evaluated and updated every seven (7) years through the preparation and adoption of an Evaluation and Appraisal Report. Amendments will be required within one (1) year of submittal of this review to the State Land Planning Agency. |
| 163.3217(2) | Deletes the reference to section 163.3187(1) and provisions regarding the frequency of adoption of plan amendments as they relate to adoption of a municipal overlay. | No action needed. For information only. |
| 163.3229 | Extends the duration of a development agreement from 20 years to 30 years, unless it is extended by mutual consent, and deletes reference to sections 163.3187 and 163.3189 regarding compliance determination by state land planning agency. | No action needed. For information only. The Plan does not address time limitations or compliance determinations for development agreements. This language is typically located in the LDRs. |
| 163.3235 | Modifies provisions for periodic review of a development agreement to delete requirements for annual review conducted during years 6 through 10, incorporates the review into a written report and the state land planning agency adoption of rules regarding the contents of the report. | No action needed. For information only. The Plan does not address time limitations or compliance determinations for development agreements. This language is typically located in the LDRs. |

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| 163.3239 | Deletes requirements that a copy of the recorded development agreement be submitted to the state land planning agency within 14 days after the agreement is recorded and for the effective date of the agreement based on receipt by the state land planning agency. | No action needed. For information only. The Plan does not address time limitations or compliance determinations for development agreements. This language is typically located in the LDRs. |
| 163.3245(4)[New] | Requires consistency with any long-range transportation plan and regional water supply plans, including consideration of water supply availability and consumptive use permitting. | Policy 10.D.3.7 requires the implementation of NWFWMD Water Supply Plan. Need policy to address consistency.<br>Policy 17.A.2.5 speaks to the LRTP only regarding safe access to schools. Needs to be addressed. |
| 163.3246(9)(a) | Modifies provisions in the local government comprehensive planning certification program to allow small scale development amendments to follow the process in section 163.3187. | No action needed. |
| 163.3248(2) [New] | Establishes a process upon which local governments may adopt a future land use overlay, which may not require a demonstration of need based on population projections of any other factors. | No action needed. Included for awareness. |
| 163.3246(12) | Deletes provisions in the local government comprehensive planning certification program that address the failure to adopt a timely evaluation and appraisal report and failure to adopt an evaluation and appraisal report found to be sufficient. | No action needed. |
| 163.3246(14) [Deleted] | Deletes the requirement that the Office of Program Policy Analysis and Government Accountability prepare a report evaluating the certification program. | No action needed. |

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| 163.3162(2)(a) | Rewords the definition of “farm” to the same meaning provided in section 823.14. | No action needed. |
| 163.3162(2)(b) | Rewords the definition of farm operation to the same meaning provided in section 823.14. | No action needed. |
| 163.3162 Note | Adds provisions related to agricultural enclaves | No action needed. |
| 163.3175(5) | Adds “advisory” to define the commanding officer’s comments on the impact of proposed changes on military bases, and requires the comments to be based on appropriate data and analysis which must be provided to the local government with the comments. | Objective 7.A.10 requires coordination with Eglin on land use decisions. Subsequent policies address additional coordination. Policy 7.A.10.1 implements the requirement of 163.3175 but it is recommended to include the language rather than the reference. |
| 163.3175(5)(d) | Requires local governments to consider the commanding officer’s comments in the same manner as comments from other reviewing agencies, and deletes the language that states the comments are not binding. | |
| 163.3175(6) | Adds language requiring the local government to consider the accompanying data and analysis provided by the commanding officer, in addition to the comments, and adds language stating that consideration shall be based on how the change relates to the strategic mission of the base, public safety and the economic vitality of the base while respecting private property rights. | Recommend adding specific language in a Policy. |

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| 163.3177(1)(f)3. | Changes the "University of Florida's Bureau of Economic and Business Research" to the "Office of Economic and Demographic Research" and adds language stating that population projections must, at a minimum, reflect each area's proportional share of the total county population and the total county population growth. | No action needed. Pertains to how data is developed, and analysis is made to population projections in support of the plan. |
| 163.3177(6)(a)4. | Changes the "University of Florida's Bureau of Economic and Business Research" to the "Office of Economic and Demographic Research." | No action needed. |
| 163.3177(6)(a)8.c. | Changes the requirement that future land use map amendments be based on an analysis of the minimum amount of land needed as determined by the local government, to instead be based on an analysis of the minimum amount of land needed to achieve the requirements of the statute. | No action needed. |
| 163.3177(6)(f)2. | Deletes the requirement that the housing element be based in part on an inventory taken from the latest Census. | No action needed. Pertains to the source of the data collected and analysis made to support housing needs. |
| 163.31777(3) | Moves the exemptions for a public school interlocal agreement from section 163.3180(6)(i) to section 163.31777(3). | No action needed. |
| 163.3178(3) | Replaces "Department of Community Affairs" with "state land planning agency" and changes the language that stated intermodal transportation facilities "shall" not be designated as developments of regional impact to "may" not be designated as developments of regional impact. | Replace mentions of "Department of Community Affairs" with "state land planning agency" in Chapter 1 and Chapter 5. |

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| 163.3180(1)(a) | Adds language stating that an amendment that rescinds concurrency shall be processed under the expedited state review process, and is not required to be transmitted to reviewing agencies for comment, except for agencies that have requested transmittal, and for municipal amendments, it must be transmitted to the county. A copy of the adopted amendment shall be transmitted to the state land agency. If the amendment rescinds transportation or school concurrency, the adopted amendment must also be sent to the Department of Transportation or Department of Education, respectively. | No action needed. This will apply if Crestview elects to remove recreation and open space as an optional concurrency requirement. Allows for the removal of said concurrency requirements to be processed as an expedited state review. |
| 163.3184(2)(c) | Adds developments that are proposed under section 380.06(24)(x) to the list of amendments that must follow the state coordinated review process. | No action needed. 380.06, F.S. pertains to Developments of Regional Impact. |
| 163.3184(3)(b)1. | Changes the number of days a local government has to transmit an amendment from “10 days” to “10 working days”. | No action needed. The timeline for transmittal of amendments is not mentioned in the Plan. |
| 163.3184(3)(b)2. | Changed the time limit for the reviewing agencies’ transmittal to 30 days “after” instead of “from” the date the amendment was received | No action needed. |
| 163.3184(3)(c)2. | Changed the number of days a local government has to transmit an amendment from “days” to “working days.” | No action needed. |
| 163.3184(4)(b) | Changes the time limit a local government has to transmit an amendment from “immediately following” the first public hearing to “within 10 working days after” the first public hearing | No action needed. However, Crestview should be aware of the process requirements. |

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| 163.3184(4)(e)2. | Changed the number of days a local government has to transmit an amendment from “days” to “working days.” | No action needed. However, Crestview should be aware of the process requirements. |
| 163.3184(5)(b) | Corrects the citation related to plan amendment package completeness from subsection (3)(c)3. to subsection (4)(e)3. | No action needed. |
| 163.3184(5)(d) | Changes the time limit by which the Administration Commission must enter a final order from 45 days after the receipt of the recommended order to the time period specified in section 120.569. | No action needed. |
| 163.3184(5)(e)1. | Changes the time limit for the state land planning agency to submit a not in compliance recommended order to the Administration Commission from no later than 30 days after the receipt of the recommended order to the time period provided in section 120.569. | No action needed. |
| 163.3184(5)(e)2. | Changes the time limit by which the state land planning agency must enter into an in compliance final order from 30 days after the receipt of the recommended order to the time period provided in section 120.569. | No action needed. |
| 163.3184(6)(f) | Changes the time period by which the state land planning agency must issue a cumulative notice of intent from “upon receipt of a plan or plan amendment adopted pursuant to a compliance agreement” to “within 20 days after receiving a complete plan or plan amendment adopted pursuant to a compliance agreement.” | No action needed. |
| 163.3184(8)(b)1.a. | Changes the statutory reference for the Florida Small Cities Community Development Block Grant program. | No action needed. |

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| 163.3191(3) | Changes “in accordance with” to “pursuant to” and adds subsection (4) to the section 163.3184 citation. | No action needed. |
| 163.3204 | Replaces “Department of Community Affairs” with “state land planning agency” and changes “this” Act to “the Community Planning” Act. | Replace mentions of “DCA” or “Department of Community Affairs” with “state land planning agency” from Chapter 1 and Chapter 5. |
| 163.3213(6) | Changes the citation that refers to the sanctions that can be the sole issue before the Administration Commission when land development regulations are inconsistent with the comprehensive plan from section 163.3184(11)(a) or (b) to sections 163.3184(8)(a) or (b)1. or 2. | No action needed. |
| 163.3221(14) | Changes the definition of state land planning agency to refer to the Department of Economic Opportunity instead of the Department of Community Affairs. | Replace mentions of “DCA” or “Department of Community Affairs” with “state land planning agency” from Chapter 1 and Chapter 5. |
| **2013** | | |
| 163.3162(2)(d) | Amends the definition of “governmental entity” in the provisions for agricultural lands and practices to provide that the term does not include a water management district (in addition to the term not including a water control district established under chapter 298 and a special district created by special act for water management purposes). | No action needed. |
| 163.3162(3)(a) | Replaces “county” with “governmental entity.” | No action needed. |

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| 163.3162(3)(b) [New] | Prohibits a governmental entity from charging a fee on a specific agricultural activity of a bona fide farm operation on land classified as agricultural land pursuant to section 193.461, if such agricultural activity is regulated through implemented best management practices, interim measures, or regulations adopted as rules under chapter 120 by the Department of Environmental Protection, the Department of Agriculture and Consumer Services, or a water management district as part of a statewide or regional program; or if such agricultural activity is expressly regulated by the United States Department of Agriculture, the United States Army Corps of Engineers, or the United States Environmental Protection Agency. | No action needed. |
| 163.3167(8)(a) [New] | Provides that an initiative or referendum process in regard to any development order is prohibited. Removes language that allowed an initiative or referendum process by a local government charter in effect as of June 1, 2011 to be retained and implemented. | No action needed. |
| 163.3167(8)(b) [New] | Provides that an initiative or referendum process in regard to any local comprehensive plan amendment or map amendment is prohibited, except for those amendments that affect more than five parcels of land if it is expressly authorized by specific language in a local government charter that was lawful and in effect on June 1, 2011. A general local government charter provision for an initiative or referendum process is not sufficient. | No action needed. |
| 163.3167(8)(c) [New] | States the intent of the Legislature to prohibit any initiative and referendum in regard to any development order, and prohibit any initiative and referendum in regard to any local comprehensive plan or map amendment except as specifically and narrowly permitted in paragraph (b). States that these prohibitions are remedial in nature and apply retroactively to any initiative or referendum process commenced after June 1, 2011, and that any such initiative or referendum process commenced or completed thereafter is null and void and of no legal force and effect. | No action needed. |

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| 163.3180(5)(h)1 [New] | Revises and adds requirements for local governments that continue to implement a transportation concurrency system, whether in the form adopted into the comprehensive plan before the effective date of the Community Planning Act, Chapter 2011-139, Laws of Florida, or as subsequently modified. | Address in a new policy in the Traffic Circulation Element. |
| 163.3180(5)(h)1.c [New] | Adds "development agreement" in the listed land use development permits for which an applicant may satisfy transportation concurrency requirements of the local comprehensive plan, the local government's concurrency management system and section 380.06 when applicable, if conditions in subsequent sections are met. | Development Agreement mentioned in Chapter 6 Concurrency Management System. Address in a new policy in the Traffic Circulation Element. |
| 163.3180(5)(h)1.c.II [New] | Adds language allowing a local government to accept contributions from multiple applicants for a planned improvement if it maintains contributions in a separate account designated for that purpose. | No action needed. For information only. |
| 163.3180(5)(h)1.d [New] | Modifies language to require local governments that continue to implement a transportation concurrency system to provide the basis upon which the landowners will be assessed a proportionate share of the cost addressing the transportation impacts resulting from a proposed development. | Pro rata share is mentioned in Chapter 14 Capital Improvements Element (Policy 14.A.3.1). Address in a new policy in the Traffic Circulation Element. |
| 163.3180(5)(h)3 [New] | Clarifies that a local government is not required to approve a development that, for reasons other than transportation impacts, is not qualified for approval pursuant to the applicable local comprehensive plan and land development regulations. | No action needed. |
| 163.325 [New] | Creates short title for sections 163.325-163.3253 as the "Manufacturing Competitiveness Act." | No action needed. |

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| 163.3252 [New] | Setting forth provisions for a local manufacturing development program and master development approval for manufacturers, allows a local government to adopt an ordinance establishing a local manufacturing development program through which the local government may grant master development approval for the development or expansion of sites that are, or are proposed to be, operated by manufacturers at specified locations within the local government's geographic boundaries. | Creates local manufacturing development program and sets parameters. There are several sections to this program. May become applicable if Crestview considers this program. |
| Section 163.3162 (2012 version of statute) | Repeals section 4 of Chapter 2012-75, Laws of Florida, which had established an alternate method for certain landowners to apply to DEO for an agricultural enclave designation. The right to apply for agricultural enclave designation under the alternate method expired on January 1, 2013. | No action needed. For information only. |
| **2014** | | |
| 163.3167(8)(b) | Deletes the provision that an initiative or referendum in regards to a comprehensive plan amendment or map amendment is only allowed if it affects more than five parcels of land. | No action needed. |
| 163.3202(1) | Requires that local governments must adopt, amend, and enforce land development regulations that are consistent with and implement the comprehensive plan within one year after submission of the comprehensive plan or amended comprehensive plan pursuant to section 163.3191, Florida Statutes (evaluation and appraisal process), instead of section 163.3167(2), Florida Statutes). | No immediate action needed. However, please note timelines for future action required. |
| 163.3206(1) [New] | Provides legislative intent related to the importance of fuel terminals. | No action needed until such time as this issue may become relevant. |

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| 163.3206(3) [New] | Provides that after July 1, 2014, a local government may not amend its comprehensive plan, land use map, zoning districts, or land use regulations to conflict with a fuel terminal's classification as a permitted and allowable use, including an amendment that causes a fuel terminal to be a nonconforming use, structure, or development. | No action needed until such time as this issue may become relevant. |
| 163.3206(4) [New] | Provides that if a fuel terminal is damaged or destroyed due to a natural disaster or other catastrophe, a local government must allow the timely repair of the fuel terminal to its capacity before the natural disaster or catastrophe. | No action needed until such time as this issue may become relevant. |
| 163.3206(5) [New] | Provides that the section does not limit the authority of a local government to adopt, implement, modify, and enforce applicable state and federal requirements for fuel terminals, including safety and building standards. Local authority may not conflict with federal or state safety and security requirements. | No action needed until such time as this issue may become relevant. |
| **2015** | | |
| 163.3175(9) | Deletes obsolete provisions establishing 2012 deadlines for a local government to adopt plan amendments related to military base compatibility. | No action needed. See Objective 7.A.11 and Policy 7. A.11.1 |
| 163.3184(2) | The list of plan amendments subject to the coordinated state review process is expanded to include plan amendments that propose an amendment to an adopted sector plan and plan amendments that propose a development that qualifies as a development of regional impact pursuant to section 380.06, Florida Statutes. | No action needed. For information only. |

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| **2016** | | |
| 163.3184, F.S. | Amends language of subsection (2)(c) pursuant to changes in section 380.06, F.S., to require a state coordinated review of plan amendments that approve Development of Regional Impact-sized proposed developments; no substantive change. Adds subsection (5)(e)3 to provide direction that when an administrative law judge issues an order recommending that a plan amendment be found in compliance, the recommended order becomes the final order 90 days after issuance unless the state land planning agency issues a final order finding the amendment in compliance, refers the recommended order to the Administration Commission, or all parties consent in writing to an extension of the 90- day period. Amends subsection (7)(d), for plan amendment challenges that are subject to mediation or expeditious resolution, to provide that when an administrative law judge issues a recommended order finding an amendment in compliance, except where the parties agree or there are exceptional circumstances, the state land planning agency must issue a final order within 45 days after issuance of a recommended order. If the final order is not issued in 45 days, the recommended order finding the amendment in compliance becomes the final order. | Pursuant to Section 380.06(12), if an application for development approval is filed concurrently with a plan amendment request, it is exempt from the DRI process of 380.06, F.S. Additionally, if the proposed development is consistent with the comprehensive plan, the development is not required to undergo review pursuant to 380.06 (Developments of Regional Impact). |
| 163.3245, F.S., Sector Plans | Modifies subsection (1) to reduce the minimum amount of total land area required for a sector plan from 15,000 acres to 5,000 acres. | No action needed. For information only. |
| **2017** | | |
| **None** | **None** | **None** |

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| **2018** | | |
| 163.3221, F.S. | Amends the definition of "development" within subsection (4)(b) to exclude work by electric utility providers on utility infrastructure on certain rights-of-way or corridors and the creation or termination of distribution and transmission corridors. | No action needed. Definition in Plan references Section 163.3221. |
| 163.3245, F.S. | Updates statutory cross references within subsection (3)(e) and subsection (12). Revises subsection (6) to amend the requirements associated with a master development approval. | No action needed. For information only. |
| **2019** | | |
| 163.31801, F.S. | Revises the section's title. Amends language of paragraphs (a) through (d) of subsection (3) to clarify the local government responsibilities related to impact fees. Adds new paragraphs (e) through (i) to subsection (3) to amend the minimum requirements for the adoption of impact fees by specified local governments and note restrictions to the allowable uses of those impact fees. Adds a new subsection (6), which exempts water and sewer connection fees from the Florida Impact Fee Act. | Section 6.08 Impact Fees states that the City Council may impose impact fees on development. Exempts water and sewer connection fees from the Florida Impact Fee Act. The City needs to adopt impact fee methodology to determine the fee required by development. |
| 163.3167, F.S. | Amends subsection (3) to require local governments that have adopted comprehensive plans after January 1, 2019 to incorporate into their comprehensive plans development orders that existed before the comprehensive plan's effective date. | Include a vesting and/or grandfathering policy in the Future Land Use Element or Property Rights Element. |

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| 163.31801, F.S. | Amends subsection (3) to add minimum conditions that certain impact fees must satisfy. Renumbers existing subsections (4) and (5) as subsections (6) and (7). Adds a new subsection (4) to require local governments to credit against the collection of an impact fee any contribution related to public education facilities. Adds subsection (5) so that if a local government increases its impact fee rates then the holder of impact fee credits is entitled to the full benefit of the intensity or density of the credit balance as of the date it was established and renumbers subsequent subsections. Amends renumbered subsection (7) to provide that in certain actions, the local government has the burden of proving by a preponderance of the evidence that the imposition or amount of certain required dollar-for-dollar credits for the payment of impact fees meets certain requirements and prohibits the court from using a deferential standard for the benefit of the government. Adds subsection (8) to authorize a local government to provide an exception or waiver for an impact fee for the development or construction of affordable housing, and in doing such is not required to use any revenues to offset the impact. Adds subsection (9) to clarify that this section does not apply to water and sewer connection fees. | This section was subsequently updated in 2020. Please see below. The City's impact fees should meet the requirement of this section and include a methodology for determining when development is required to pay impact fees. |
| 163.3202, F.S. | Adds paragraph (j) to subsection (2) to require preexisting development orders to be incorporated into local land development regulations. | Not applicable. Pertains to Land Development Regulations. Also, only applies to municipalities incorporated after 2016. |
| **2020** | | |
| 163.31771, F.S. | Amends subsections (3) and (4) to allow a local government to adopt an ordinance allowing accessory dwelling units to be located in any area zoned for single family residential use and removes the requirement that the ordinance be conditioned upon a finding that there is a shortage of affordable rentals within the jurisdiction. | Accessory residential units mentioned in Policy 7.A.3.4 permitting these structures in the Commercial land use category for business owners or managers who reside on the same parcel in the same building as the building. |

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| 163.31801, F.S. | Adds subsection (10) and supporting paragraphs (a) through (e) to address the data on impact fee charges that must be reported in an annual financial report by a county, municipality, or special district. | Need to ensure that the City's impact fees are aligned with this Section's reporting requirements. |
| 163.31801, F.S. | Amends subsection (3)(d) to specify that a new or increased impact fee may not be charged to current or pending permit applications submitted before the effective date of an ordinance or resolution imposing such an impact fee unless the result is to reduce the total mitigation costs or impact fees imposed on an applicant. Amends subsection (4) to clarify that a local government must provide credit against the collection of an impact fee of any contribution related to public education facilities regardless of any charter provision, comprehensive plan policy, ordinance, or resolution. Renumbers existing subsections (8) and (9) as subsections (9) and (10). Adds a new subsection (8) that sets forth the provisions by which impact fee credits are assignable and transferable and renumbers subsequent subsections. | Need to ensure that the City's impact fees are aligned with this Section's information on new or increased impact fees, credit against the collection of an impact fee of any contribution related to public education facilities and provide that impact fee credits are assignable and transferable. |
| 163.3180, F.S. | Amends subsection (2) to alter the governmental entity that approves onsite sewage treatment and disposal systems from the Department of Health to the Department of Environmental Protection. | Change Florida Department of Health to the Department of Environmental Protection in Policy 9.A.3.2. |
| **2021** | | |
| 163.3162, F.S. | Reenacts subsection (2)(b) to provide a definition for "Farm operation." | No action needed. For information only. |
| 163.3163, F.S. | Reenacts subsection (3)(b) to provide a definition for "Farm operation." | No action needed. For information only. |

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| 163.31801, F.S. | Adds a new subsection (3) to define "Infrastructure" and "Public facilities." Renumbers existing subsections (3) through (11) and rewords existing subsections (3), (5), (6), (8), and (11) for clarity. Amends existing subsection (4) to provide additional regulations pertaining to impact fee credits. Adds a new subsection (6), which prescribes the circumstances under which impact fees may be increased, sets forth limitations on those fee increases, and notes that this section applies retroactively to January 1, 2021. | Need to ensure that the City's impact fees, if adopted and implemented, are aligned with this Section's requirements for impact fee credits and provides the circumstances under which impact fees may be increased. |
| 163.3205, F.S. | Creates section 163.3205, F.S., which applies to sites that are subject to an application to construct a solar facility submitted to a local government on, or after, July 1, 2021, to encourage renewable solar electrical generation, define "solar facility", and set forth an allowance for solar facilities in all agricultural land use categories in a local government comprehensive plan and all agricultural zoning districts in an unincorporated area. | This policy exempts a solar utility from a local government requirement to obtain a conditional use for development only when located within an Agriculture Future Land Use category. Within other categories, a conditional use can be required. Determine how the City wishes to allow solar facilities. |
| 163.3177, F.S. | Adds subsection (6)(i) which requires each local government to include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decisionmaking. The statute also provides a statement of rights local governments may adopt in order to meet these requirements. | Met by the adoption of the Property Rights Element. |
| 163.3237, F.S. | Amends this section to allow a party to a development agreement and a local government to amend or cancel a development agreement without consent of other affected property owners unless the amendment or cancellation will modify the allowable uses or entitlements on such owner's property. | No action needed. For information only. |
| 163.3202, F.S. | Adds new subsection (5) to specify that land development regulations relating to building design elements may not be applied to a single-family or two-family dwelling except under certain listed conditions. | No action needed. For information only. |

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| 163.3167, F.S. | Revises subsection (5) to allow landowners with a development order approved before the municipality was incorporated to abandon said development order and develop the order's vested density and intensity as long as the vested uses, density, and intensity are consistent with the municipality's comprehensive plan and all existing concurrency obligations in the development order remain in effect. | No action needed. For information only. May include language in any vesting or grandfathering policies newly created. |
| 163.3187, F.S. | Amends subsection (1)(a) to increase the small-scale development amendment limit to 50 acres or fewer. Revises subsection (3) pertaining to small-scale development amendments for sites within a rural area of opportunity to allow a 100 percent increase to the 50-acre acreage limit now included in subsection (1)(a). | No action needed. No mention of small-scale amendments in Plan. For information only. |
| **2022** | | |
| 163.32051, F.S. | Creates 163.32051, which provides legislative findings regarding floating solar facilities. Defines the term "Floating solar facility". Requires a floating solar facility to be a permitted use in the appropriate land use categories and requires local governments to amend their land development regulations to promote expanded uses of floating solar facilities.<br>Authorizes a county or municipality to specify buffer and landscaping requirements, which may not exceed the requirements for similar uses involving the construction of other solar facilities permitted in agricultural land use categories and zoning districts. Provides exceptions to the construction of floating solar facilities in an Everglades Agricultural Area reservoir project if it is determined to have negative impacts on the project. | Need to address where floating solar facilities are allowable in the Plan. Subsequently, the City should amend their land development regulations to promote expanded uses of floating solar facilities. |

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| 163.3180, F.S. | Amends subsection (6)(h)2. to revise provisions specifying when school concurrency is deemed satisfied. Requires the district school board to notify the local government that capacity is available for development within 30 days after receipt of the developer's legally binding commitment. Specifies that any proportionate-share mitigation directed toward a school capacity improvement not identified in the 5-year school board educational facilities plan must be set aside and not spent until such an improvement has been identified. | Chapter 15 *Level of Service Summary* notes that roadways are not subject to concurrency. Therefore, unless Crestview adopts school concurrency this section is not applicable. |

**2023 Legislative Changes Not Yet Codified:**

Live Local Act requirements and/or stipulations:

- Amending s. 166.0415 F.S. to require the authorization of multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily rental development are, for a period of at least 30 years, affordable as defined in s. 420.0004, F.S.
    - A municipality may not require a proposed multifamily development to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, and densities authorized under this subsection.
    - For mixed-use residential projects, at least 65 percent of the total square footage must be used for residential purposes.
- A city may not restrict the density of a proposed development authorized under this subsection below the highest currently allowed height for a commercial or residential development located in its jurisdiction within one mile of the proposed development or three stories, whichever is higher.
- Any proposed development that meets the criteria of this section must be administratively approved.
    - No further action by the governing body is required if all LDR for multifamily developments is otherwise consistent with the comprehensive plan, with exceptions to the allowable densities, height, and land use. Such land development regulations include, but are not limited to, regulations related to setbacks and parking requirements.
- A city must consider reducing parking requirements for a proposed development under this subsection only if the development is located within a half mile of a major transit stop, as is defined in the city's land development code, and the transit stop is accessible from the development.
- If the city has less than 20 percent of the land within the city limits designated for commercial or industrial use, the city must authorize a proposed multifamily development as provided in this subsection in areas zoned for commercial or industrial use only if the proposed multifamily development is mixed-use residential.
- Property designated as recreational and commercial working waterfront is exempt from these requirements.
- Amending s. 166.0451 to require, by October 1, 2023, and every three years thereafter, that each city shall prepare an inventory of all real property that is owned by the city and can be used for affordable housing through a long-term land lease. This list must be adopted by the city and posted to the city's website.

HB 439/SB1604

Extends planning periods of the evaluation of the Plan (conducted every seven years) to at least 10 years. The chair of the governing body must submit an affidavit that assures the City has an adopted Comprehensive Plan that meets all requirements of 163.3191. The citation of the source of the population projections used in the 10-year planning period must also be included in the affidavit.

- Any plan amendment transmitted to the state pursuant to s. 163.3191.

must be processed in the same plan amendment cycle.

- If the local government fails to submit this letter and affidavit or fails to transmit the updated Plan within one year after the letter is transmitted, the local government may not initiate or adopt any publicly initiated plan amendment until the City complies with this section. This prohibition does not apply to privately initiated plan amendments. The failure of the City to timely update its Plan may not be the basis for the denial of privately initiated comprehensive plan amendments.
- If the City does not update its Plan accordingly, the state land planning agency must provide the required population projections to be used by the local government to update the Plan. The local government must subsequently initiate an update to the Plan within three months following the receipt of the population projections. The updated Plan must be transmitted within 12 months. Professionally accepted population projections may be utilized but only if those projections exceed the population projection provided by the state land planning agency and only if the update is completed within the timeframe set forth in this subsection.

| Florida Statute 163.3177(6)(a) | Comment |
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| A future land use plan element designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed. | |
| 1. Each future land use category must be defined in terms of uses included, and must include standards to be followed in the control and distribution of population densities and building and structure intensities. The proposed distribution, location, and extent of the various categories of land use shall be shown on a land use map or map series which shall be supplemented by goals, policies, and measurable objectives. | Policy 7.A.3.4 provides uses, densities, and intensities for most land use categories. The Residential land use category references LDC for development criteria to include intensity instead of including an intensity in the Plan.<br>Need map series. |
| 2. The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including: | |
| a. The amount of land required to accommodate anticipated growth. | This data is needed to update the Plan policies and process future land use amendment requests or initiatives.<br>Amendment process listed in LDC. |
| b. The projected permanent and seasonal population of the area. | |
| c. The character of undeveloped land. | |
| d. The availability of water supplies, public facilities, and services. | |
| e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community. | Objective 7.A.2 encourages and supports the redevelopment and renewal of blighted or under-utilized areas.<br>Policy 7.A.3.1 and Policy 7.A.3.5 eliminates and directs enforcement limitations for non-conforming land uses. |

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| f. The compatibility of uses on lands adjacent to or closely proximate to military installations. | Objective 7.A.11; Policy 7.A.11.1. Policy 7.A.11.2 defers to the LDC for compatibility of future development with Eglin AFB missions. |
| g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02. | Not applicable. |
| h. The discouragement of urban sprawl. | Policy 7.A.6.5; however, criteria for determination of what is considered urban sprawl should be included in the Plan. |
| i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy. | The Economic Development Element addresses these issues. The state does not require the policy to be located in a specific element, as long as the criteria are located within the Plan. |
| j. The need to modify land uses and development patterns within antiquated subdivisions. | A policy should be included to address the vesting of lots. |
| 3. The future land use plan element shall include criteria to be used to: | |
| a. Achieve the compatibility of lands adjacent or closely proximate to military installations, considering factors identified in s. 163.3175(5). | Policy 7.A.11.2 directs the City to amend the LDC to encourage compatibility.<br>Policy 7.A.11.3 allows a committee to make recommendations in order to maintain compatibility. |
| b. Achieve the compatibility of lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02. | Not applicable. For information only. |

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| c. Encourage preservation of recreational and commercial working waterfronts for water-dependent uses in coastal communities. | Not applicable. |
| d. Encourage the location of schools proximate to urban residential areas to the extent possible. | Objective 7.A.9 discusses the provision and location of schools coordinated with time, location, need, services, and infrastructure. Need policy regarding location in proximity to urban residential areas to the extent possible. |
| e. Coordinate future land uses with the topography and soil conditions, and the availability of facilities and services. | Objective 7.A.1 |
| f. Ensure the protection of natural and historic resources. | Objective 7.A.4 |
| g. Provide for the compatibility of adjacent land uses. | Policy 7.A.1.2 direct the LDC to contain provisions to ensure compatibility of adjacent land uses. Need policy. |
| h. Provide guidelines for the implementation of mixed-use development including the types of uses allowed, the percentage distribution among the mix of uses, or other standards, and the density and intensity of each use. | Policy 7.A.3.4 provide the guidelines for the Mixed Use land use category with types of uses, density, and intensity. Compatibility criteria stated to be in LDC. Need to include percentage distribution among the mix of uses. |
| 4. The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission. | A subsequent updated analysis will be completed to determine if this is met. |
| 5. The future land use plan of a county may designate areas for possible future municipal incorporation. | Not applicable. |

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| 6. The land use maps or map series shall generally identify and depict historic district boundaries and shall designate historically significant properties meriting protection. | Objective 7.A.4 states the City shall ensure the protection of natural and historic resources by Policy and LDC. Need to depict historic district boundaries and significant properties within map series, if applicable. |
| 7. The future land use element must clearly identify the land use categories in which public schools are an allowable use. When delineating the land use categories in which public schools are an allowable use, a local government shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with public school boards and may establish differing criteria for schools of different type or size. Each local government shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use. | Policy 7.A.9.1 permits public, charter, and private schools in all land use categories except the Conservation category and list criteria. |
| 8. Future land use map amendments shall be based upon the following analyses: | This section applies when a map amendment is conducted. |
| a. An analysis of the availability of facilities and services. | Policy needed. Specifically, regarding future land use map amendments. |
| b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site. | Policy needed. Specifically, regarding future land use map amendments. |
| c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section. | Policy needed. Specifically, regarding future land use map amendments. |
| 9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl. | Objective 7.A.6 in part. Policy needed to include below evaluation and plan amendments. |
| a. The primary indicators that a plan or plan amendment does not discourage the proliferation of urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendment: | |

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| (I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. | Policy needed. |
| (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. | Policy needed. |
| (III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. | Policy needed. |
| (IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems. | Policy needed. |
| (V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils. | Policy needed. |
| (VI) Fails to maximize use of existing public facilities and services. | Policy needed. |
| (VII) Fails to maximize use of future public facilities and services. | Policy needed. |
| (VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. | Policy needed. |
| (IX) Fails to provide a clear separation between rural and urban uses. | Policy needed. |
| (X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities. | Policy needed. |
| (XI) Fails to encourage a functional mix of uses. | Policy needed. |
| (XII) Results in poor accessibility among linked or related land uses. | Policy needed. |

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| (XIII) Results in the loss of significant amounts of functional open space. | Policy needed. |
| b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following: | |
| (I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems. | Policy needed. |
| (II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services. | Policy needed. |
| (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available. | Policy needed. |
| (IV) Promotes conservation of water and energy. | Policy needed. |
| (V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils. | Policy needed, if applicable. |
| (VI) Preserves open space and natural lands and provides for public open space and recreation needs. | Policy needed. |
| (VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area. | Policy needed. |
| (VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164. | Met by the mixed use category. |
| 10. The future land use element shall include a future land use map or map series. | |
| a. The proposed distribution, extent, and location of the following uses shall be shown on the future land use map or map series: | |

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| (I) Residential. | This criterion is met. |
| (II) Commercial. | |
| (III) Industrial. | |
| (IV) Agricultural. | |
| (V) Recreational. | |
| (VI) Conservation. | |
| (VII) Educational. | |
| (VIII) Public. | |
| b. The following areas shall also be shown on the future land use map or map series, if applicable: | |
| (I) Historic district boundaries and designated historically significant properties. | Historic district needed, if applicable. If applicable, needs to be visualized on map series. |
| (II) Transportation concurrency management area boundaries or transportation concurrency exception area boundaries. | Not applicable. Policy needed, if Crestview adopts transportation concurrency. |
| (III) Multimodal transportation district boundaries. | Policy 8.A.6.1 states that FDOT, TPO, and Okaloosa County will establish a multi-modal transportation district. If this was conducted, needed. |
| (IV) Mixed-use categories. | Met by the Future Land Use categories. The Future Land Use Map should show this use. |
| c. The following natural resources or conditions shall be shown on the future land use map or map series, if applicable: | |

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| (I) Existing and planned public potable waterwells, cones of influence, and wellhead protection areas. | A map or series of maps as part of the Comprehensive Plan should have these conditions. |
| (II) Beaches and shores, including estuarine systems. | |
| (III) Rivers, bays, lakes, floodplains, and harbors. | |
| (IV) Wetlands. | |
| (V) Minerals and soils. | |
| (VI) Coastal high hazard areas. | |

Notes:

1. There are “sections” of each Chapter (element) in addition to Goals, Objectives, and Policies. Clarify how that fits organizationally within the Plan.

2. Consider moving the definitions to the Land Development Regulations so that when these definitions change a comprehensive plan text amendment is not required.

| Florida Statute 163.3177(6)(b) | Comment |
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| A transportation element addressing mobility issues in relationship to the size and character of the local government. The purpose of the transportation element shall be to plan for a multimodal transportation system that places emphasis on public transportation systems, where feasible. The element shall provide for a safe, convenient multimodal transportation system, coordinated with the future land use map or map series and designed to support all elements of the comprehensive plan. A local government that has all or part of its jurisdiction included within the metropolitan planning area of a metropolitan planning organization (M.P.O.) pursuant to s. 339.175 shall prepare and adopt a transportation element consistent with this subsection. Local governments that are not located within the metropolitan planning area of an M.P.O. shall address traffic circulation, mass transit, and ports, and aviation and related facilities consistent with this subsection, except that local governments with a population of 50,000 or less shall only be required to address transportation circulation. The element shall be coordinated with the plans and programs of any applicable metropolitan planning organization, transportation authority, Florida Transportation Plan, and Department of Transportation adopted work program. | |
| 1. Each local government's transportation element shall address traffic circulation, including the types, locations, and extent of existing and proposed major thoroughfares and transportation routes, including bicycle and pedestrian ways. Transportation corridors, as defined in s. 334.03, may be designated in the transportation element pursuant to s. 337.273. If the transportation corridors are designated, the local government may adopt a transportation corridor management ordinance. The element shall include a map or map series showing the general location of the existing and proposed transportation system features and shall be coordinated with the future land use map or map series. The element shall reflect the data, analysis, and associated principles and strategies relating to: | Policy needed. |
| a. The existing transportation system levels of service and system needs and the availability of transportation facilities and services. | Policy 8.A.2.1 adopts level of services standards. Needs existing level of service and system needs and the availability of transportation facilities and services. |
| b. The growth trends and travel patterns and interactions between land use and transportation. | Policy needed. |
| c. Existing and projected intermodal deficiencies and needs. | Policy needed. |

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| d. The projected transportation system levels of service and system needs based upon the future land use map and the projected integrated transportation system. | Policy needed. |
| e. How the local government will correct existing facility deficiencies, meet the identified needs of the projected transportation system, and advance the purpose of this paragraph and the other elements of the comprehensive plan. | Policy needed. |
| 2. Local governments within a metropolitan planning area designated as an M.P.O. pursuant to s. 339.175 shall also address: | Crestview is within the Okaloosa-Walton TPO. |
| a. All alternative modes of travel, such as public transportation, pedestrian, and bicycle travel. | Policy needed for other modes of transportation. |
| b. Aviation, rail, seaport facilities, access to those facilities, and intermodal terminals. | Not applicable as of the 2020 Plan. Needed, for aviation facilities and others as applicable. |
| c. The capability to evacuate the coastal population before an impending natural disaster. | Not applicable. |
| d. Airports, projected airport and aviation development, and land use compatibility around airports, which includes areas defined in ss. 333.01 and 333.02. | Policy needed. |
| e. An identification of land use densities, building intensities, and transportation management programs to promote public transportation systems in designated public transportation corridors so as to encourage population densities sufficient to support such systems. | Policy 8.A.1.10 mentions Okaloosa County Coordinated Transportation Program public transit system. Needs land use densities, building intensities, and update transportation management program, as applicable. |
| 3. Municipalities having populations greater than 50,000, and counties having populations greater than 75,000, shall include mass-transit provisions showing proposed methods for the moving of people, rights-of-way, terminals, and related facilities and shall address: | Crestview does not have a population of greater than 75,000. Not applicable. |
| a. The provision of efficient public transit services based upon existing and proposed major trip generators and attractors, safe and convenient public transit terminals, land uses, and accommodation of the special needs of the transportation disadvantaged. | Not applicable. |
| b. Plans for port, aviation, and related facilities coordinated with the general circulation and transportation element. | Not applicable. |

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| c. Plans for the circulation of recreational traffic, including bicycle facilities, exercise trails, riding facilities, and such other matters as may be related to the improvement and safety of movement of all types of recreational traffic. | Not applicable. |
| 4. At the option of a local government, an airport master plan, and any subsequent amendments to the airport master plan, prepared by a licensed publicly owned and operated airport under s. 333.06 may be incorporated into the local government comprehensive plan by the local government having jurisdiction under this act for the area in which the airport or projected airport development is located by the adoption of a comprehensive plan amendment. In the amendment to the local comprehensive plan that integrates the airport master plan, the comprehensive plan amendment shall address land use compatibility consistent with chapter 333 regarding airport zoning; the provision of regional transportation facilities for the efficient use and operation of the transportation system and airport; consistency with the local government transportation circulation element and applicable M.P.O. long-range transportation plans; the execution of any necessary interlocal agreements for the purposes of the provision of public facilities and services to maintain the adopted level-of-service standards for facilities subject to concurrency; and may address airport-related or aviation-related development. Development or expansion of an airport consistent with the adopted airport master plan that has been incorporated into the local comprehensive plan in compliance with this part, and airport-related or aviation-related development that has been addressed in the comprehensive plan amendment that incorporates the airport master plan, do not constitute a development of regional impact. Notwithstanding any other general law, an airport that has received a development-of-regional-impact development order pursuant to s. 380.06, but which is no longer required to undergo development-of-regional-impact review pursuant to this subsection, may rescind its development-of-regional-impact order upon written notification to the applicable local government. Upon receipt by the local government, the development-of-regional-impact development order shall be deemed rescinded. | Optional. Not applicable. |

Notes:

1. Policy 8.A.1.1 adopts a LOS standard of C for all local roads within Crestview. Policy 8.A.2.1 adopts a LOS standard for SIS roadways.
2. Policy 8.A.2.1 also adopts LOS standards for arterial and collector roads. Policy 8.A.1.12 requires roadway improvements for those roads listed in Table 14-1 via contribution of impact fees. However, no concurrency means or impact fee methodology is adopted. If a development does not meet the LOS standard or is required to pay impact fees, what is the method for determination of that fee?
3. Additionally, “Policy 8.A.2.4 - In addition to the improvements referenced in Policy 8.A.2.2, impact fees collected by the City may be used toward the completion of a comprehensive long-range transportation plan, implementation of any express transit service between Crestview and Eglin AFB, and for funding short term improvements to relieve congested facilities.”

| Florida Statute 163.3177(6)(c) | Comment |
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| A general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element correlated to principles and guidelines for future land use, indicating ways to provide for future potable water, drainage, sanitary sewer, solid waste, and aquifer recharge protection requirements for the area. The element may be a detailed engineering plan including a topographic map depicting areas of prime groundwater recharge. | |
| 1. Each local government shall address in the data and analyses required by this section those facilities that provide service within the local government's jurisdiction. Local governments that provide facilities to serve areas within other local government jurisdictions shall also address those facilities in the data and analyses required by this section, using data from the comprehensive plan for those areas for the purpose of projecting facility needs as required in this subsection. For shared facilities, each local government shall indicate the proportional capacity of the systems allocated to serve its jurisdiction. | Data and analysis will be updated. |
| 2. The element shall describe the problems and needs and the general facilities that will be required for solution of the problems and needs, including correcting existing facility deficiencies. The element shall address coordinating the extension of, or increase in the capacity of, facilities to meet future needs while maximizing the use of existing facilities and discouraging urban sprawl; conserving potable water resources; and protecting the functions of natural groundwater recharge areas and natural drainage features. | Objective 10.A.1 corrects existing facility deficiencies. Includes replacement and maximizing the use of existing facilities. Objective 10.A.2 coordinates extensions and increases of the systems. Objective 10.D.4 discourages urban sprawl and conserves existing water sources through its potable water facility. Objective 10.E.1 protects the function of the aquifer and recharge potential. All need to be updated based on current problems and needs. |

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| 3. Within 18 months after the governing board approves an updated regional water supply plan, the element must incorporate the alternative water supply project or projects selected by the local government from those identified in the regional water supply plan pursuant to s. 373.709(2)(a) or proposed by the local government under s. 373.709(8)(b). If a local government is located within two water management districts, the local government shall adopt its comprehensive plan amendment within 18 months after the later updated regional water supply plan. The element must identify such alternative water supply projects and traditional water supply projects and conservation and reuse necessary to meet the water needs identified in s. 373.709(2)(a) within the local government's jurisdiction and include a work plan, covering at least a 10-year planning period, for building public, private, and regional water supply facilities, including development of alternative water supplies, which are identified in the element as necessary to serve existing and new development. The work plan shall be updated, at a minimum, every 5 years within 18 months after the governing board of a water management district approves an updated regional water supply plan. Local governments, public and private utilities, regional water supply authorities, special districts, and water management districts are encouraged to cooperatively plan for the development of multijurisdictional water supply facilities that are sufficient to meet projected demands for established planning periods, including the development of alternative water sources to supplement traditional sources of groundwater and surface water supplies. | Policy 10.D.3.11 adopts, by reference, the Water Supply Facilities Work Plan. New Policy needed to incorporate the alternative water supply projects and other requirements of this section for at least a 10-year planning period. Update with current projects. |
| 4. A local government that does not own, operate, or maintain its own water supply facilities, including, but not limited to, wells, treatment facilities, and distribution infrastructure, and is served by a public water utility with a permitted allocation of greater than 300 million gallons per day is not required to amend its comprehensive plan in response to an updated regional water supply plan or to maintain a work plan if any such local government's usage of water constitutes less than 1 percent of the public water utility's total permitted allocation. However, any such local government is required to cooperate with, and provide relevant data to, any local government or utility provider that provides service within its jurisdiction, and to keep its general sanitary sewer, solid waste, potable water, and natural groundwater aquifer recharge element updated in accordance with s. 163.3191. | Not applicable. The City of Crestview owns, operates, and maintains its own water supply facilities. |

| Florida Statute 163.3177(6)(d) | Comment |
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| A conservation element for the conservation, use, and protection of natural resources in the area, including air, water, water recharge areas, wetlands, waterwells, estuarine marshes, soils, beaches, shores, flood plains, rivers, bays, lakes, harbors, forests, fisheries and wildlife, marine habitat, minerals, and other natural and environmental resources, including factors that affect energy conservation. | |
| 1. The following natural resources, where present within the local government's boundaries, shall be identified and analyzed and existing recreational or conservation uses, known pollution problems, including hazardous wastes, and the potential for conservation, recreation, use, or protection shall also be identified: | |
| a. Rivers, bays, lakes, wetlands including estuarine marshes, groundwaters, and springs, including information on quality of the resource available. | Objective 11.A.2 promotes the conservation, appropriate use, and protection of quality and quantity of water sources, surface waters, and wetlands. Rivers, Bays, Lakes, and wetlands should be identified and analyzed for recreation or conservation uses, pollutant problems, and the potential for conservation, recreation, use, or protection. |
| b. Floodplains. | Policy 11.A.2.9 requires buildings located in floodplains to be constructed as required or recommended by FEMA. Needs to be more specific to this requirement and include identification, analysis, and a list of all known pollution problems and potential conservation, recreation, use, or protection. |
| c. Known sources of commercially valuable minerals. | Objective 11.A.3 promotes the conservation and protection of earth resources (soils, minerals, and vegetation). Needs to be more specific to this requirement and include identification, analysis, and a list of all known pollution problems and potential conservation, recreation, use, or protection. |

| | |
|---|---|
| d. Areas known to have experienced soil erosion problems. | Policy needed. |
| e. Areas that are the location of recreationally and commercially important fish or shellfish, wildlife, marine habitats, and vegetative communities, including forests, indicating known dominant species present and species listed by federal, state, or local government agencies as endangered, threatened, or species of special concern. | As of the 2020 Plan, no unique vegetative communities located within the City. Fish or shellfish, wildlife, marine habitats, and vegetative communities need to be mentioned as applicable. If applicable, need to include identification, analysis, and a list of all known pollution problems and potential conservation, recreation, use, or protection. |
| 2. The element must contain principles, guidelines, and standards for conservation that provide long-term goals and which: | |
| a. Protects air quality. | Objective 11.A.1 protects air quality by regulating land uses that have or may have point source emissions. Consider adding additional protective measures and additional principles, guidelines, and standards. |
| b. Conserves, appropriately uses, and protects the quality and quantity of current and projected water sources and waters that flow into estuarine waters or oceanic waters and protect from activities and land uses known to affect adversely the quality and quantity of identified water sources, including natural groundwater recharge areas, wellhead protection areas, and surface waters used as a source of public water supply. | Objective 11.A.2 promotes the conservation, appropriate use, and protection of quality and quantity of water sources, surface waters, and wetlands. Needs to include water sources, waters that flow into estuarine or oceanic waters, natural groundwater, recharge areas, wellhead protection areas, and surface waters as applicable, in principles, guidelines, and standards for conservation that provide long-term goals. |
| c. Provides for the emergency conservation of water sources in accordance with the plans of the regional water management district. | Policy 11.A.2.2. |
| d. Conserves, appropriately uses, and protects minerals, soils, and native vegetative communities, including forests, from destruction by development activities. | Objective 11.A.3 promotes the conservation and protection of earth resources (soils, minerals, and vegetation). |

| | |
|---|---|
| e. Conserves, appropriately uses, and protects fisheries, wildlife, wildlife habitat, and marine habitat and restricts activities known to adversely affect the survival of endangered and threatened wildlife. | As of the 2020 Plan, no unique vegetative communities located within the City. Fisheries, wildlife, wildlife habitat, and marine habitats need to be mentioned as applicable. |
| f. Protects existing natural reservations identified in the recreation and open space element. | Policy needed. |
| g. Maintains cooperation with adjacent local governments to conserve, appropriately use, or protect unique vegetative communities located within more than one local jurisdiction. | Policy 11.A.3.2 |
| h. Designates environmentally sensitive lands for protection based on locally determined criteria which further the goals and objectives of the conservation element. | Policy 11.A.3.3 |
| i. Manages hazardous waste to protect natural resources. | Policy 11.A.3.7 discusses the identification of any and all hazardous waste or materials used by businesses within the City. Needs to specify the protection of natural resources. |
| j. Protects and conserves wetlands and the natural functions of wetlands. | Objective 11.A.2 and subsequent policies promote the conservation, appropriate use, and protection of the quality and quantity of water sources, surface waters, and wetlands. |
| k. Directs future land uses that are incompatible with the protection and conservation of wetlands and wetland functions away from wetlands. The type, intensity or density, extent, distribution, and location of allowable land uses and the types, values, functions, sizes, conditions, and locations of wetlands are land use factors that shall be considered when directing incompatible land uses away from wetlands. Land uses shall be distributed in a manner that minimizes the effect and impact on wetlands. The protection and conservation of wetlands by the direction of incompatible land uses away from wetlands shall occur in combination with other principles, guidelines, standards, and strategies in the comprehensive plan. Where incompatible land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetlands functions. | Policy needed. |

| | |
|---|---|
| 3. Current and projected needs and sources for at least a 10-year period based on the demands for industrial, agricultural, and potable water use and the quality and quantity of water available to meet these demands shall be analyzed. The analysis shall consider the existing levels of water conservation, use, and protection and applicable policies of the regional water management district and further must consider the appropriate regional water supply plan approved pursuant to s. 373.709, or, in the absence of an approved regional water supply plan, the district water management plan approved pursuant to s. 373.036(2). This information shall be submitted to the appropriate agencies. | Update needed to reflect current and projected needs for at least the 10 year planning period. |

| Florida Statute 163.3177(6)(e) | Comment |
|---|---|
| A recreation and open space element indicating a comprehensive system of public and private sites for recreation, including, but not limited to, natural reservations, parks and playgrounds, parkways, beaches and public access to beaches, open spaces, waterways, and other recreational facilities. | This requirement is met. |

Notes:

1. Concurrency/levels of service are no longer required by Florida Statute for parks and park facilities. (See 163.3180, F.S.)

| Florida Statute 163.3177(6)(f) | Comment |
|---|---|
| A housing element consisting of principles, guidelines, standards, and strategies to be followed in: | |
| a. The provision of housing for all current and anticipated future residents of the jurisdiction. | Goal 9.A and Objective 9.A.1 and subsequent policies. |
| b. The elimination of substandard dwelling conditions. | Objective 9.A.2 and subsequent policies. Update time frame. |
| c. The structural and aesthetic improvement of existing housing. | Objective 9.A.2 and subsequent policies. Update time frame. |
| d. The provision of adequate sites for future housing, including affordable workforce housing as defined in s. 380.0651(1)(h), housing for low-income, very low-income, and moderate-income families, mobile homes, and group home facilities and foster care facilities, with supporting infrastructure and public facilities. The element may include provisions that specifically address affordable housing for persons 60 years of age or older. Real property that is conveyed to a local government for affordable housing under this sub-subparagraph shall be disposed of by the local government pursuant to s. 125.379 or s. 166.0451. | Objective 9.A.3 and subsequent policies. |
| e. Provision for relocation housing and identification of historically significant and other housing for purposes of conservation, rehabilitation, or replacement. | Objective 9.A.4 directs the LDC to include regulations necessary to conserve, rehabilitate, or demolish substandard housing. Objective 9.A.5 and subsequent policies protect historically significant structures. Objective 9.A.6 and subsequent policies. provides relocation assistance, H Objective 5 and subsequent policies discuss relocation housing. |
| f. The formulation of housing implementation programs. | Policy needed. |
| g. The creation or preservation of affordable housing to minimize the need for additional local services and avoid the concentration of affordable housing units only in specific areas of the jurisdiction. | Policy needed. |

| | |
|---|---|
| 2. The principles, guidelines, standards, and strategies of the housing element must be based on data and analysis prepared on housing needs, which shall include the number and distribution of dwelling units by type, tenure, age, rent, value, monthly cost of owner-occupied units, and rent or cost to income ratio, and shall show the number of dwelling units that are substandard. The data and analysis shall also include the methodology used to estimate the condition of housing, a projection of the anticipated number of households by size, income range, and age of residents derived from the population projections, and the minimum housing need of the current and anticipated future residents of the jurisdiction. | Update data and analysis. |
| 3. The housing element must express principles, guidelines, standards, and strategies that reflect, as needed, the creation and preservation of affordable housing for all current and anticipated future residents of the jurisdiction, elimination of substandard housing conditions, adequate sites, and distribution of housing for a range of incomes and types, including mobile and manufactured homes. The element must provide for specific programs and actions to partner with private and nonprofit sectors to address housing needs in the jurisdiction, streamline the permitting process, and minimize costs and delays for affordable housing, establish standards to address the quality of housing, stabilization of neighborhoods, and identification and improvement of historically significant housing. | A determination of housing affordability needs to be conducted to formulate policy. Policy 9.A.7.2 mentions state and federal programs. All policies addressing this statute need to be updated. |
| 4. State and federal housing plans prepared on behalf of the local government must be consistent with the goals, objectives, and policies of the housing element. Local governments are encouraged to use job training, job creation, and economic solutions to address a portion of their affordable housing concerns. | Policy needed. |

| Florida Statute 163.3177(6)(h) | Comment |
|---|---|
| An intergovernmental coordination element showing relationships and stating principles and guidelines to be used in coordinating the adopted comprehensive plan with the plans of school boards, regional water supply authorities, and other units of local government providing services but not having regulatory authority over the use of land, with the comprehensive plans of adjacent municipalities, the county, adjacent counties, or the region, with the state comprehensive plan and with the applicable regional water supply plan approved pursuant to s. 373.709, as the case may require and as such adopted plans or plans in preparation may exist. This element of the local comprehensive plan must demonstrate consideration of the particular effects of the local plan, when adopted, upon the development of adjacent municipalities, the county, adjacent counties, or the region, or upon the state comprehensive plan, as the case may require. | |
| a. The intergovernmental coordination element must provide procedures for identifying and implementing joint planning areas, especially for the purpose of annexation, municipal incorporation, and joint infrastructure service areas | Objective 13.B.2 states that the City shall strive to maintain and enhance joint planning processes and procedures for public school facilities. Policies need to specifically address annexation, municipal incorporation, and joint infrastructure service areas. |
| b. The intergovernmental coordination element shall provide for a dispute resolution process, as established pursuant to s. 186.509, for bringing intergovernmental disputes to closure in a timely manner. | Policy 17.A.1.2 discusses Interlocal Agreement for Public Schools Facility Planning which will include, in part, dispute resolution. Policy needed for other intergovernmental disputes. |
| c. The intergovernmental coordination element shall provide for interlocal agreements as established pursuant to s. 333.03(1)(b). | s. 333.03(1)(b), F.S is for interlocal agreements with airports. Needed with Bob Sikes Airport. |

| | |
|---|---|
| 2. The intergovernmental coordination element shall also state principles and guidelines to be used in coordinating the adopted comprehensive plan with the plans of school boards and other units of local government providing facilities and services but not having regulatory authority over the use of land. In addition, the intergovernmental coordination element must describe joint processes for collaborative planning and decisionmaking on population projections and public school siting, the location and extension of public facilities subject to concurrency, and siting facilities with countywide significance, including locally unwanted land uses whose nature and identity are established in an agreement. | Included in Chapter 17 the Public Schools Facilities Element. |
| 3. Within 1 year after adopting their intergovernmental coordination elements, each county, all the municipalities within that county, the district school board, and any unit of local government service providers in that county shall establish by interlocal or other formal agreement executed by all affected entities, the joint processes described in this subparagraph consistent with their adopted intergovernmental coordination elements. The agreement must: | Objective 13.B.1 and subsequent policies. Needs interlocal or other formal agreements with all affected entities. |
| a. Ensure that the local government addresses through coordination mechanisms the impacts of development proposed in the local comprehensive plan upon development in adjacent municipalities, the county, adjacent counties, the region, and the state. The area of concern for municipalities shall include adjacent municipalities, the county, and counties adjacent to the municipality. The area of concern for counties shall include all municipalities within the county, adjacent counties, and adjacent municipalities. | Objective 13.B.2 and subsequent policies. Needs interlocal or other formal agreements with all affected entities. |
| b. Ensure coordination in establishing level of service standards for public facilities with any state, regional, or local entity having operational and maintenance responsibility for such facilities. | Objective 13.A.2 establishes coordination between state, regional, and local agencies that have operational and maintenance responsibility for public facilities. Need to address level of service standards. |

| Florida Statute 163.3177(6)(i) | Comment |
|---|---|
| In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision making. A local government may adopt its own property rights element or use the following statement of rights: | |
| The following rights shall be considered in local decision making: | |
| 1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights. | These requirements were satisfied with the adoption of the Property Rights Element. |
| 2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances. | |
| 3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property. | |
| 4. The right of a property owner to dispose of his or her property through sale or gift. | |
| 2. Each local government must adopt a property rights element in its comprehensive plan by the earlier of the date of its adoption of its next proposed plan amendment that is initiated after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to s. 163.3191. If a local government adopts its own property rights element, the element may not conflict with the statement of rights provided in subparagraph 1. | |

| Florida Statute 163.3177(3)(a) and (b) | Comment |
|---|---|
| The comprehensive plan shall contain a capital improvements element designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities and set forth: | |
| 1. A component that outlines principles for construction, extension, or increase in capacity of public facilities, as well as a component that outlines principles for correcting existing public facility deficiencies, which are necessary to implement the comprehensive plan. The components shall cover at least a 5-year period. | Policy 14.A.1.1 provides criteria to evaluate capital improvements projects. Can remove financial feasibility from this policy. Needs more information based on this requirement. |
| 2. Estimated public facility costs, including a delineation of when facilities will be needed, the general location of the facilities, and projected revenue sources to fund the facilities. | Needs to be updated based on current conditions and to include when facilities will be needed. |
| 3. Standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service. | Objective 14.A.2 mentions maintaining adopted level of service standards. Needs standards as a policy. |
| 4. A schedule of capital improvements which includes any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding. | Update Needed, as applicable. |
| 5. The schedule must include transportation improvements included in the applicable metropolitan planning organization's transportation improvement program adopted pursuant to s. 339.175(8) to the extent that such improvements are relied upon to ensure concurrency and financial feasibility. The schedule must be coordinated with the applicable metropolitan planning organization's long-range transportation plan adopted pursuant to s. 339.175(7). | Update Needed. |
| (b) The capital improvements element must be reviewed by the local government on an annual basis. Modifications to update the 5-year capital improvement schedule may be accomplished by ordinance and may not be deemed to be amendments to the local comprehensive plan. | Update Needed. The Capital Improvements Schedule should be updated annually. |

CITY OF CRESTVIEW

Item # 7.

# Staff Report

PLANNING AND DEVELOPMENT
BOARD MEETING DATE: December 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: | 11/26/2024 |
| SUBJECT: | 2. Ordinance 1983 Antioch Road Annexation |

**BACKGROUND:**

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

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

The request for voluntary annexation will be presented to the City Council via Ordinance 1983 on December 9, 2024 for the first reading.

**DISCUSSION:**

The property description is as follows:

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

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

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

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

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

- The property is contiguous to the city limits;
- The property is comprised of one (1) lot in unincorporated Okaloosa County, and is therefore considered compact;
- The annexation of the property would not create an enclave
- The subject property is not included in the boundary of another municipality; and,
- The subject property meets the definition of urban purposes.

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

Information from the applicant has been included in this staff report as an attachment to this item.

**GOALS & OBJECTIVES**

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

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

*Financial Sustainability* – Achieve long term financial sustainability.

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

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

*Community Character* – Promote desirable growth with a hometown atmosphere.

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

*Community Culture* – Develop a specific identity for Crestview.

**FINANCIAL IMPACT**

The fees for annexation have been waived for this application as it was received during the moratorium on annexation fees.

The cost of advertising was $572.50.

The successful annexation of this property will have positive future impacts, including ad valorem revenue based on future taxable assessed value, development and building permit fees, and utility usage fees.

**RECOMMENDED ACTION**

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1983.

**Attachments**

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

**ORDINANCE: 1983**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

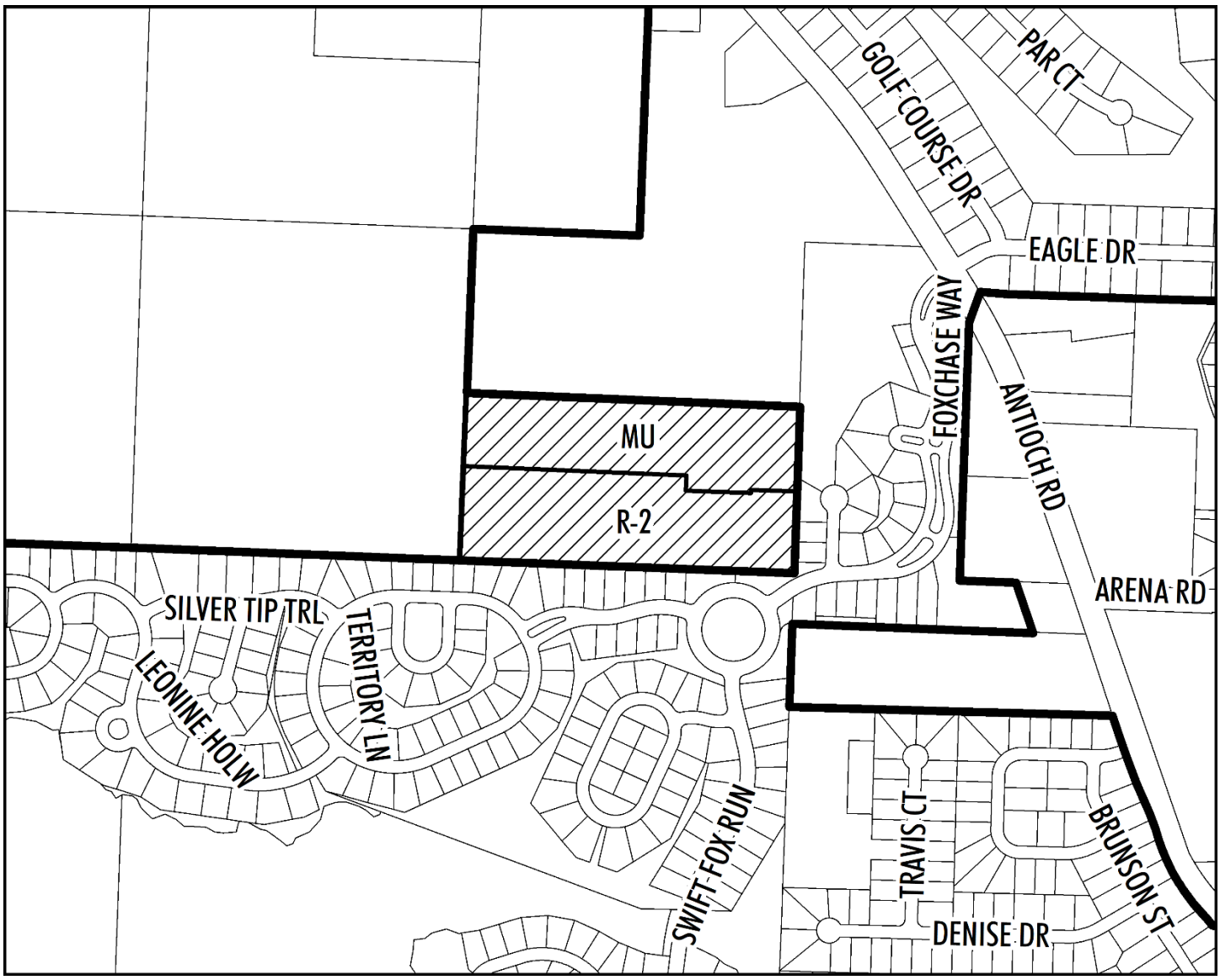
Passed and adopted on second reading by the City Council of Crestview, Florida on the 13th day of January, 2025.

ATTEST:

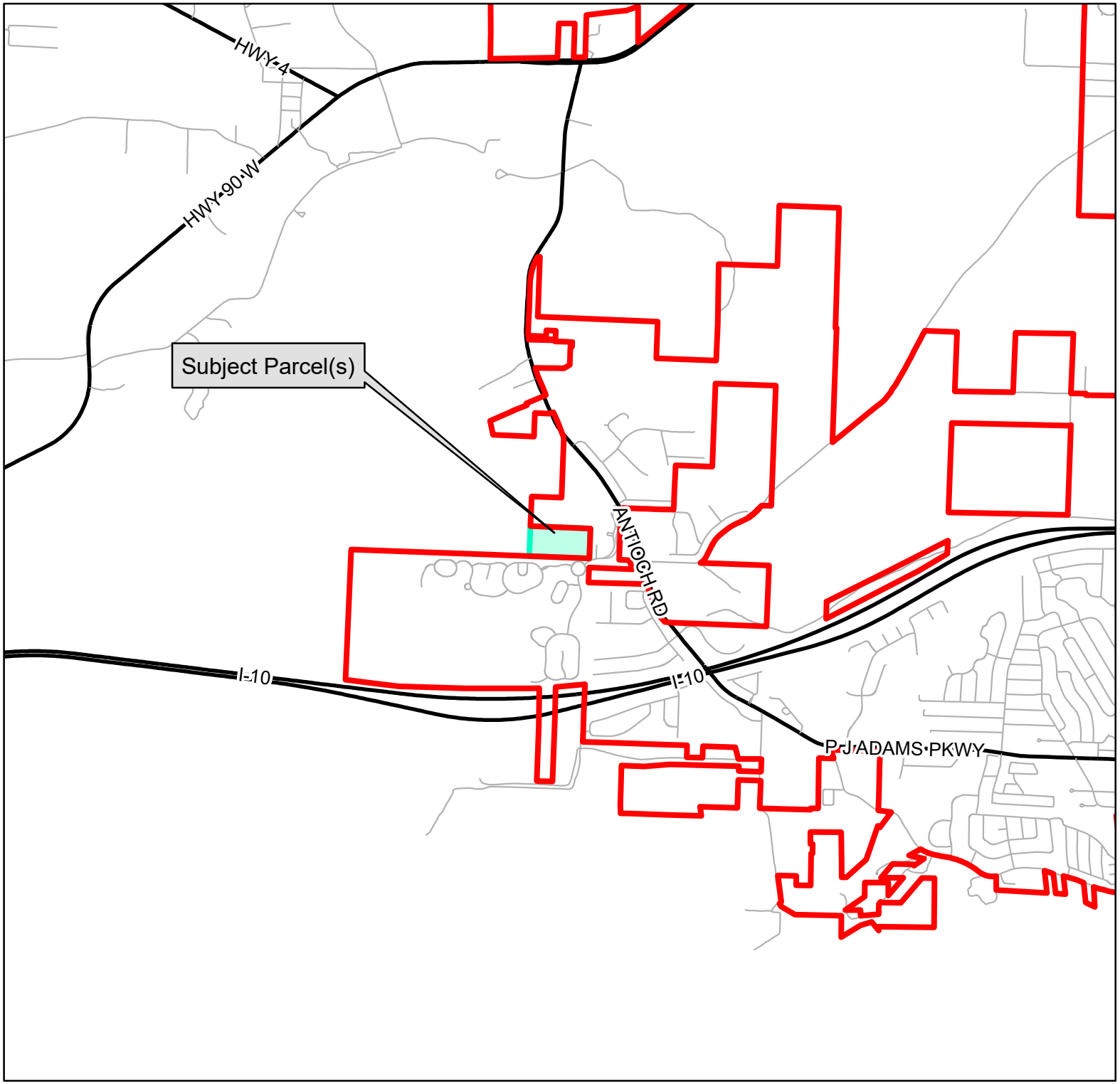
_____
Maryanne Girard
City Clerk

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

_____
J. B. Whitten
Mayor


GOLF COURSE DR
PAR CT
EAGLE DR
FOXCHASE WAY
ANTIOCH RD
MU
R-2
ARENA RD
SILVER TIP TRL
TERRITORY LN
LEONINE HOLW
SWIFT FOX RUN
TRAVIS CT
BRUNSON ST
DENISE DR

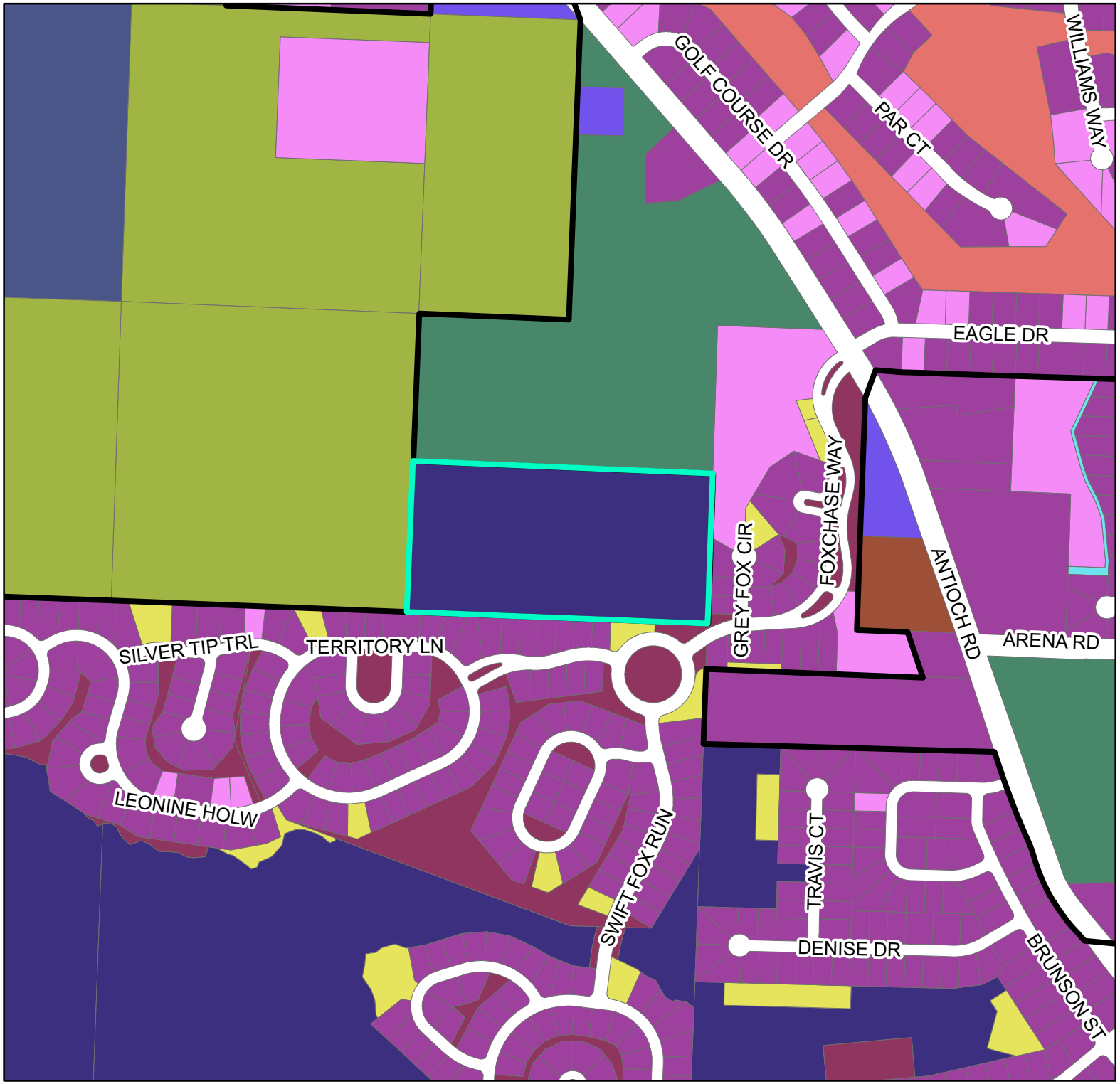
# Vicinity Map




N

Not to Scale

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




# Existing Use

N

0 300 600

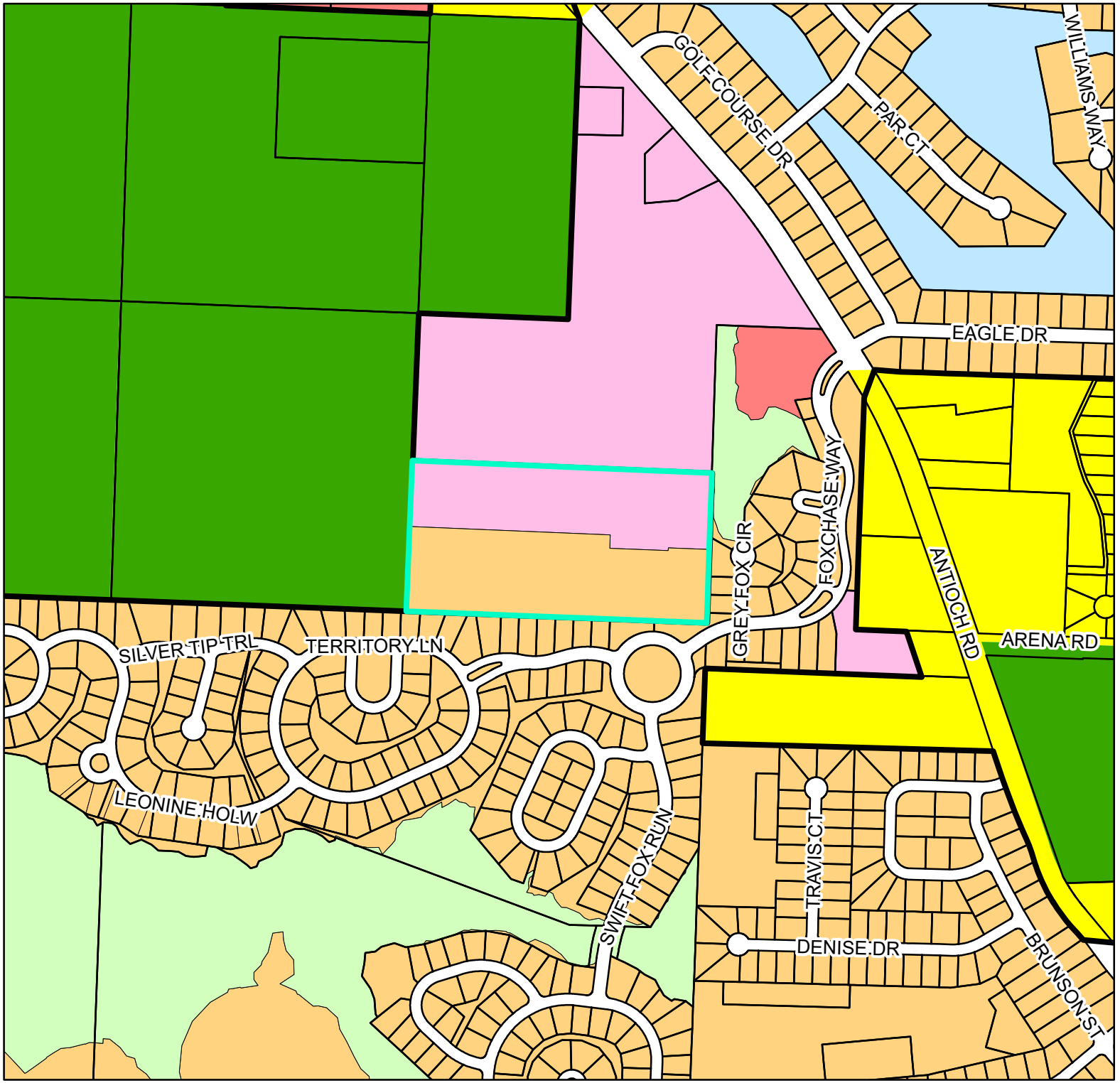
Feet

## Legend

- Subject Parcel
- City Limits

**Use Description**

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




# Proposed Future Land Use

N

0 300 600

Feet

## Legend

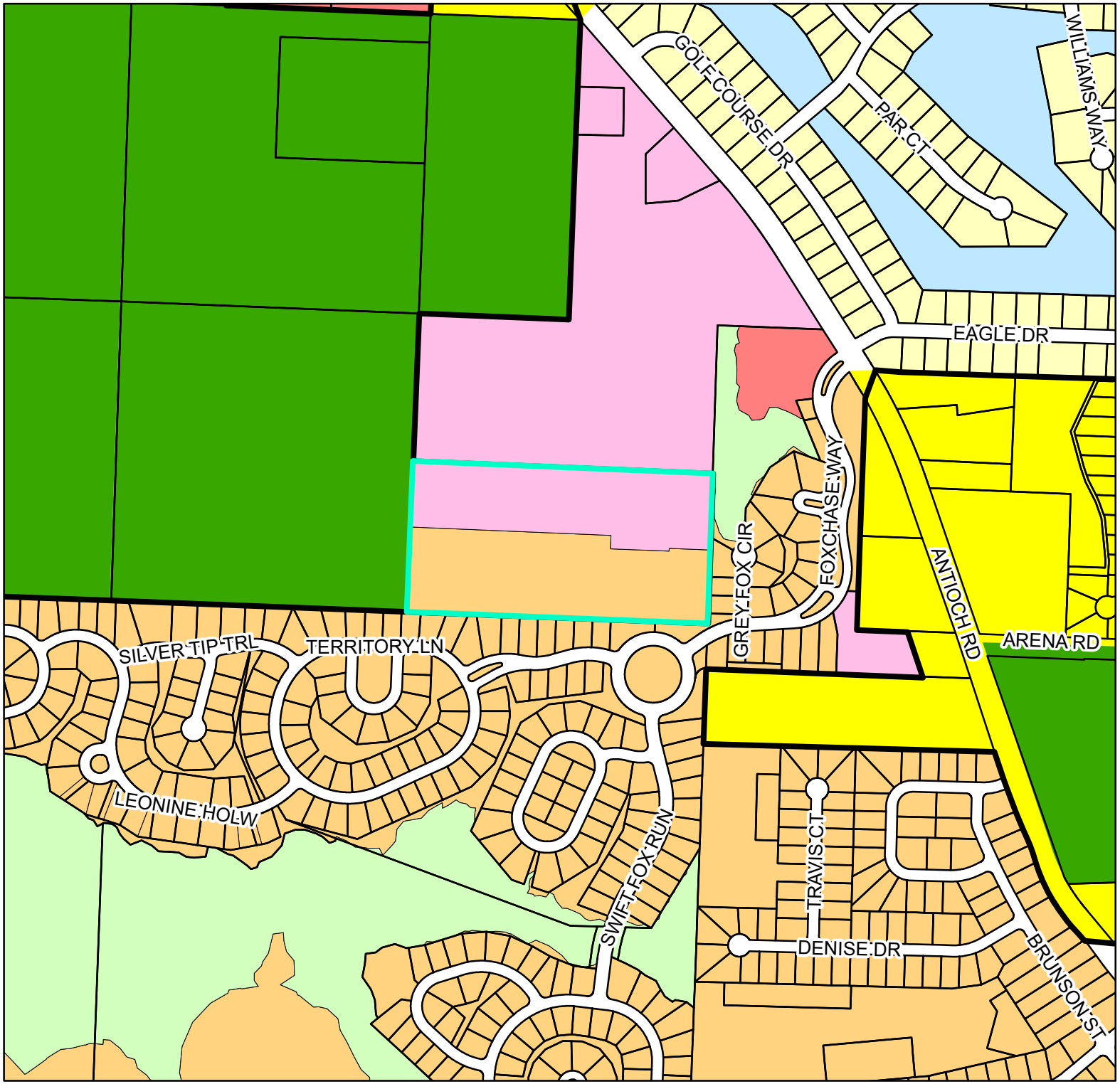
- Subject Parcel
- City Limits

**City Future Land Use**

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

**County Future Land Use**

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




# Proposed Zoning

N

0 300 600

Feet

## Legend

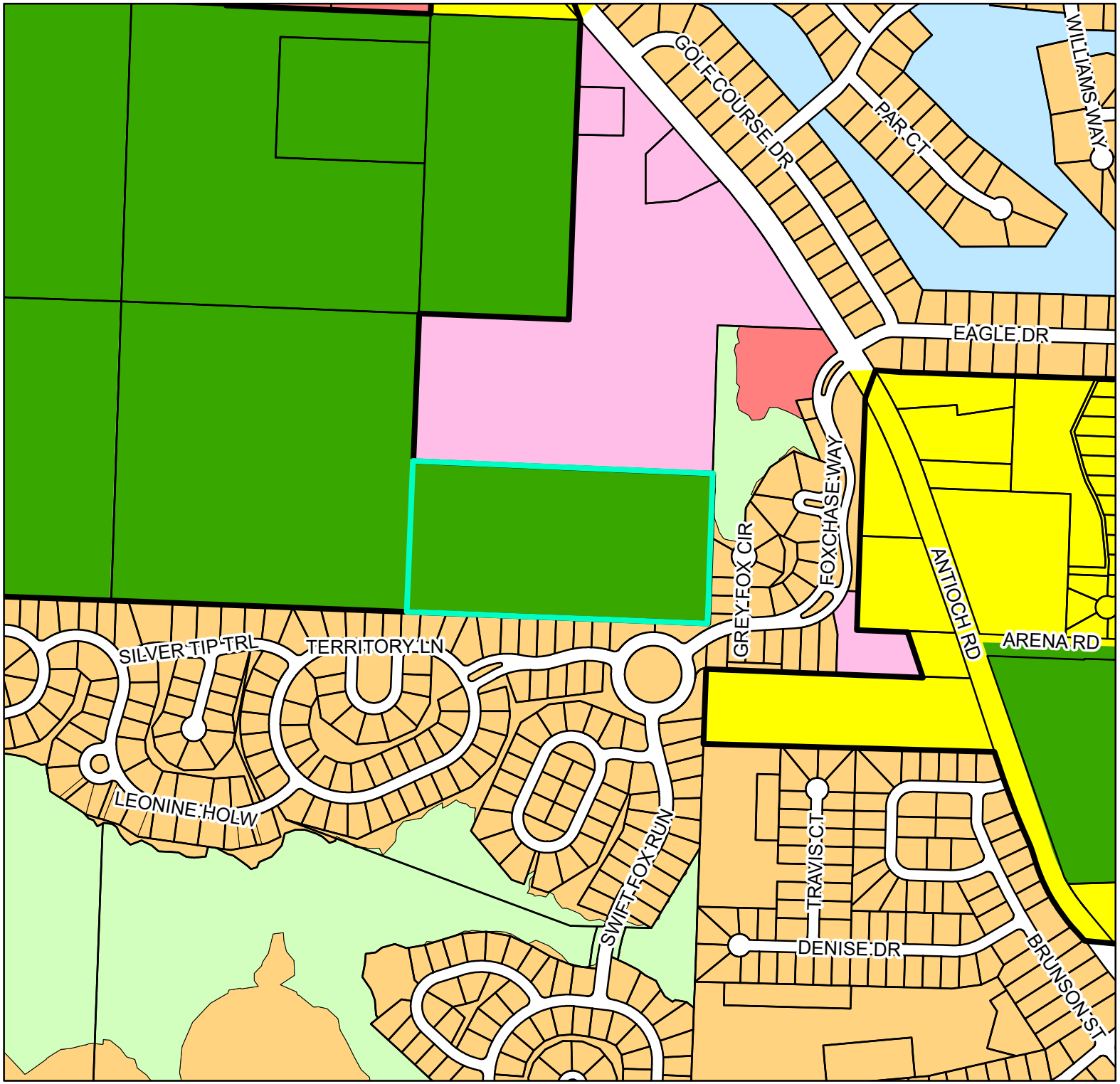
- Subject Parcel
- City Limits

**City Zoning**

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

**County Zoning**

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




# Current Future Land Use

N

0 300 600

Feet

## Legend

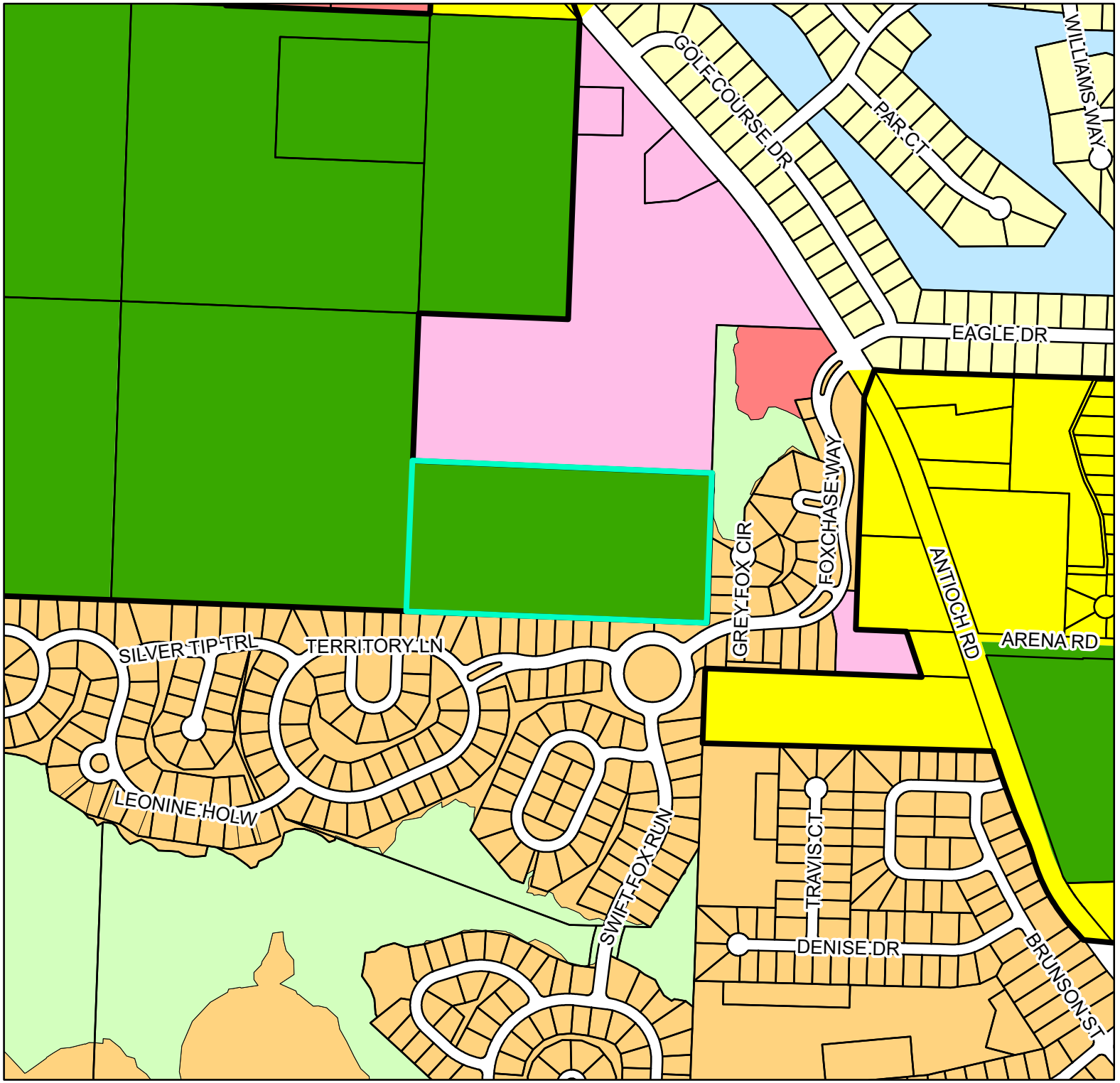
- Subject Parcel
- City Limits

**City Future Land Use**

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

**County Future Land Use**

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




# Current Zoning

N

0 300 600

Feet

## Legend

- Subject Parcel
- City Limits

**City Zoning**

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

**County Zoning**

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

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

Ms. Girard,

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

Members of the Planning and Zoning Board;

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

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

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

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

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

Greg Matovina

President

Matovina & Company

904-993-2857

CITY OF CRESTVIEW Item # 7.

# Staff Report

PLANNING AND DEVELOPMENT
BOARD MEETING DATE: December 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: | 11/26/2024 |
| SUBJECT: | 3. Ordinance 1984 Antioch Road Comp Plan Amendment |

**BACKGROUND:**

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

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

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

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1984 on December 9, 2024 for the first reading.

**DISCUSSION:**

The property description is as follows:

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

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

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

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

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on October 11, 2024. The property was posted on October 21, 2024. An advertisement ran in the Crestview News Bulletin on October 24 & 31, 2024.

## GOALS & OBJECTIVES

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

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

*Financial Sustainability* – Achieve long term financial sustainability.

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

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

*Community Character* – Promote desirable growth with a hometown atmosphere.

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

*Community Culture* – Develop a specific identity for Crestview.

## FINANCIAL IMPACT

The fees for the comprehensive plan amendment have been waived for this application as it was received during the moratorium on annexation fees. There is no additional cost of advertising as the comprehensive plan amendment request was included in the advertisement for annexation.

## RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1984.

## Attachments

1. PZ-2024-16-Exhibit Packet

2. Exhibit A - Ordinance 1984

**ORDINANCE: 1984**

**AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND USE DESIGNATION FROM OKALOOSA COUNTY AGRICULTURE TO MIXED-USE (MU) AND RESIDENTIAL (R) ON APPROXIMATELY 20 ACRES, MORE OR LESS, IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

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

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

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

D. This amendment involves changing the future land use designation from Okaloosa County Agriculture to Mixed-Use (MU) and Residential (R) on a parcel of land containing 20 acres, more or less, lying within the corporate limits of the City; and

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

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

**SECTION 4 – FUTURE LAND USE MAP AMENDMENT.** The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 20 acres of land, more or less, from Okaloosa County Agriculture to Mixed-Use (MU) and Residential (R). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 20 acres, more or less, is known as Parcel 35-3N-24-1000-000A-0130 and commonly described as:

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

The Mixed-Use (MU) and Residential (R) Future Land Use Categories are hereby imposed on Parcel 35-3N-24-1000-000A-0130. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows Parcel 35-3N-24-1000-000A-0130 thereon.

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

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

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

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

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

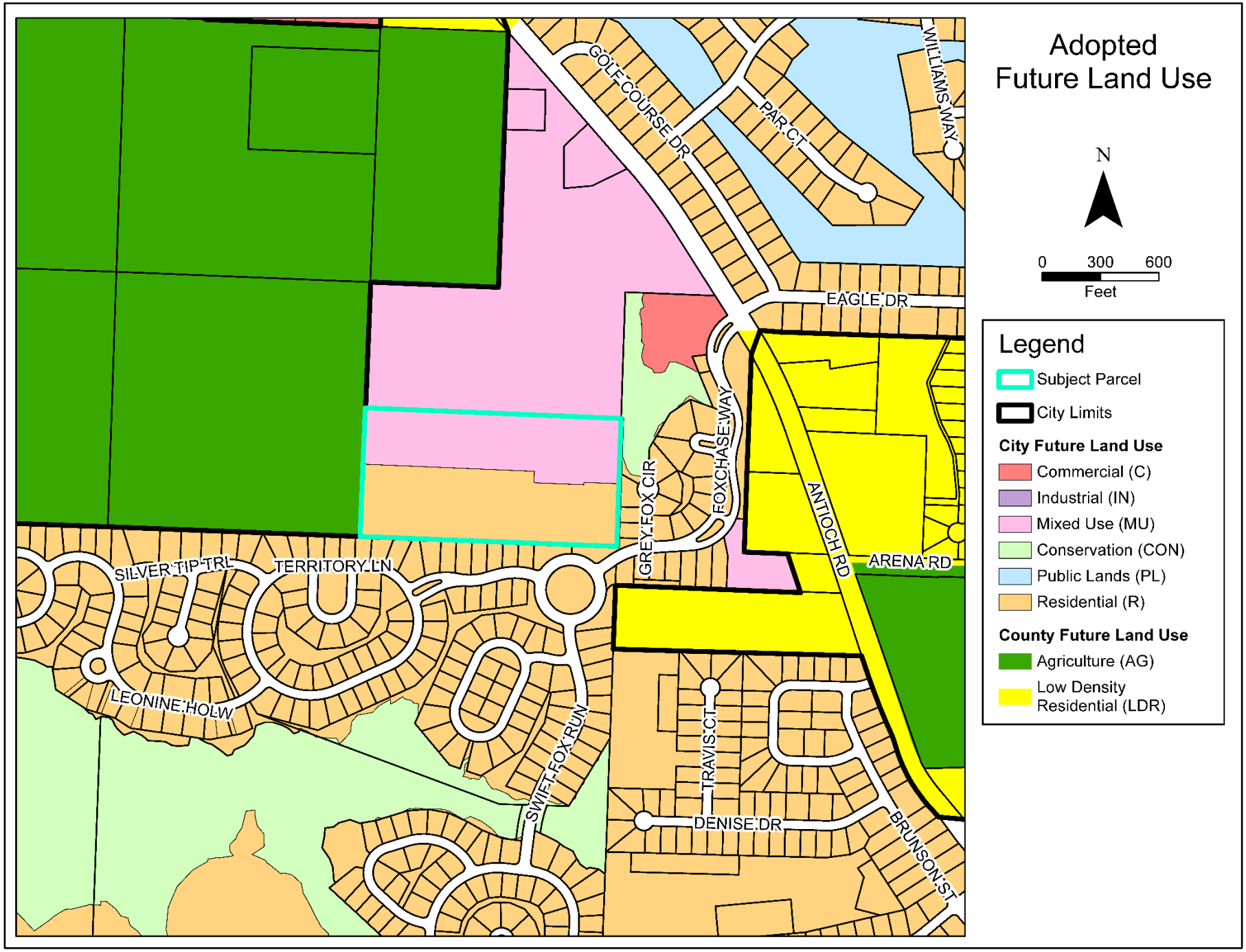
Passed and adopted on second reading by the City Council of Crestview, Florida on the 13th day of January, 2025.

ATTEST:

_____
Maryanne Girard
City Clerk

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

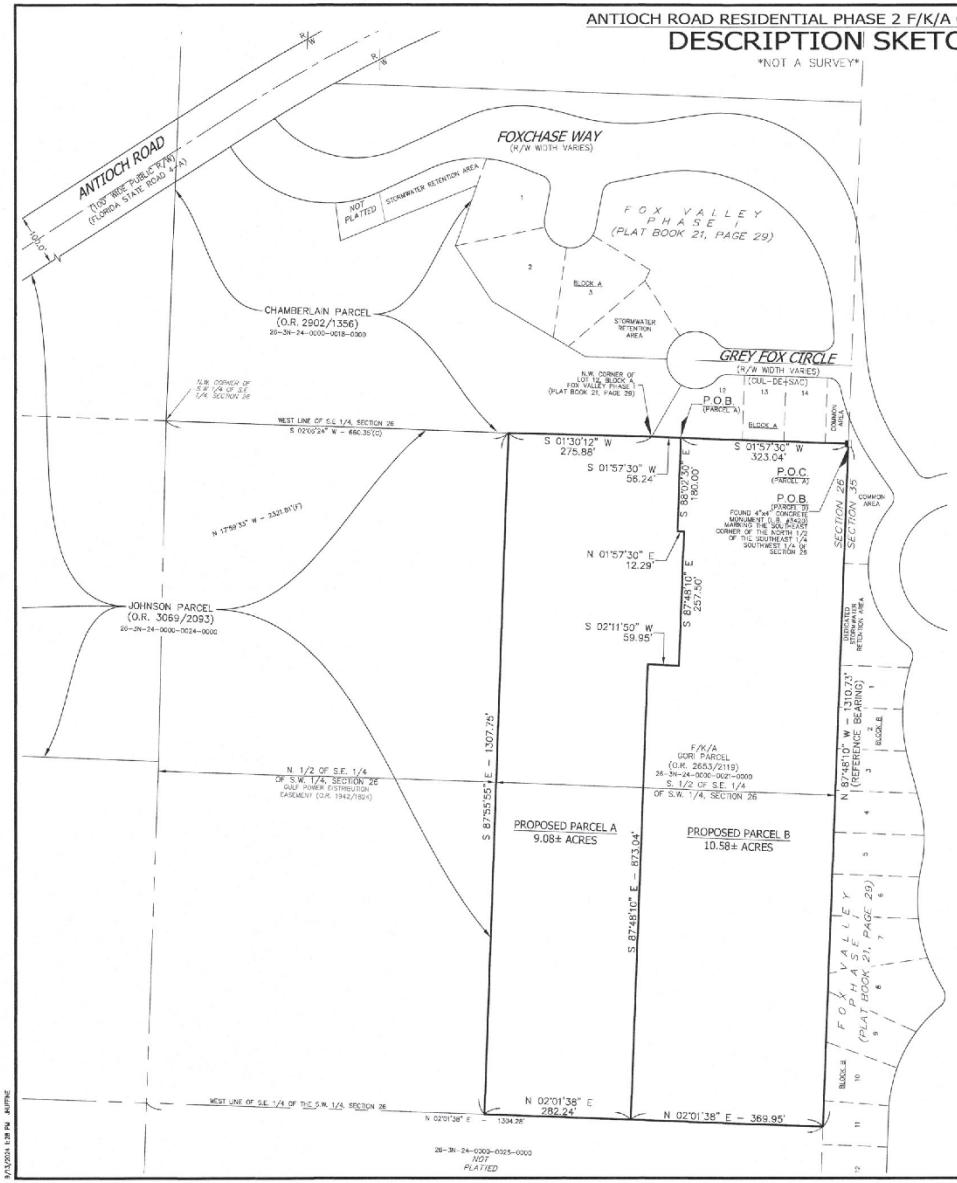
_____
J. B. Whitten
Mayor


Adopted
Future Land Use
N
0 300 600
Feet
Legend
Subject Parcel
City Limits
City Future Land Use
Commercial (C)
Industrial (IN)
Mixed Use (MU)
Conservation (CON)
Public Lands (PL)
Residential (R)
County Future Land Use
Agriculture (AG)
Low Density Residential (LDR)
GOLF COURSE DR
PAR CT
WILLIAMS WAY
EAGLE DR
FOX CHASE WAY
GREY FOX CIR
ANTIOCH RD
ARENA RD
SILVER TIP TRL
TERRITORY LN
LEONINE HOLW
SWIFT FOX RUN
TRAVIS CT
DENISE DR
BRUNSON ST

# ANTIOCH ROAD RESIDENTIAL PHASE 2 F/K/A GORI PARCEL

# DESCRIPTION SKETCH

*NOT A SURVEY*




NORTH

100 50 0 100 200

GRAPHIC SCALE

1" = 100

## LEGEND

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

## LEGAL DESCRIPTION

(AS PREPARED BY GUSTIN, COTHERN AND TUCKER, INC., DATED 2024-6-13)

PARCEL A

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

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

SAID PARCEL CONTAINING 9.08 ACRES, MORE OR LESS.

PARCEL B

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

BEGIN AT A FOUND CONCRETE MONUMENT STAMPED "L.B. #3420", MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 26, SAID CORNER ALSO BEING THE INTERSECTION OF THE NORTHERLY AND WESTERLY LINES OF FOX VALLEY PHASE ONE, AS RECORDED IN PLAT BOOK 21, PAGE 29 OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N 87°48'10" W ALONG SAID NORTHERLY LINE OF FOX VALLEY PHASE ONE, SAID LINE ALSO BEING THE SOUTH LINE OF AFORESAID SECTION 26, A DISTANCE OF 1310.23 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE DEPARTING SAID SOUTH LINE OF SECTION 26, PROCEED N 02°01'38" E ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 369.95 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED S 87°48'10" E, A DISTANCE OF 873.04 FEET; THENCE PROCEED S 02°11'50" W, A DISTANCE OF 59.95 FEET; THENCE PROCEED S 87°48'10" E, A DISTANCE OF 257.50 FEET; THENCE PROCEED N 01°57'30" E, A DISTANCE OF 12.29 FEET; THENCE PROCEED S 88°02'30" E A DISTANCE OF 180.00 FEET TO A POINT ON AFORESAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 26; THENCE PROCEED S 01°57'30" W ALONG SAID WEST LINE, A DISTANCE OF 323.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 10.58 ACRES, MORE OR LESS.

## SURVEY REPORT

1. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 10379803 DATED 24 JUN 2024; THERE ARE NO EXCEPTIONS THAT CAN BE DELINEATED HEREON. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY GUSTIN, COTHERN & TUCKER, INC. VISIBLE EVIDENCE OF EASEMENTS WILL BE SHOWN HEREON, BUT NO CERTIFICATION IS GIVEN THAT EASEMENTS, DEED OVERLAPS, UNDERGROUND IMPROVEMENTS OR APPARENT USES DO NOT EXIST.
2. THIS SKETCH DEPICTED HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
3. NOTICE OF LIABILITY: THIS SKETCH IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESERVES THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR. NO OWNERSHIP HAS BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.
5. NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY GUSTIN, COTHERN & TUCKER, INC.
6. THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
7. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF THE GORI PARCEL AS SHOWN HEREON, SAID LINE BEARING N 87°48'10" W AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
8. VISIBLE ENCROACHMENTS, POSSIBLE VISIBLE ENCROACHMENTS, AND/OR APPARENT USES ARE AS SHOWN. THIS IS NOT A SURVEY.
9. THE HORIZONTAL DATUM OF THIS SKETCH IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 AS COORDINATED USING RTK AND CONVENTIONAL MEASUREMENT FROM UNPUBLISHED LOCAL CONTROL BENCHMARK No. 1, A 1/2" CAPPED IRON ROD, L.B. No. 3501 (NORTHING:833205.149, EASTING:1302912.099, ELEVATION:143.748'), AS ESTABLISHED FROM THE UNPUBLISHED PERMANENT REFERENCE STATION AT GUSTIN, COTHERN, AND TUCKER, INC. ESTABLISHED THROUGH A STATIC GPS NETWORK UTILIZING NGS CORS STATIONS AND EXISTING CONTROL THROUGHOUT OKALOOSA COUNTY, FLORIDA.


Gustin, Cothern & Tucker, Inc.
LAND SURVEYING & MAPPING
Consultational Surveying • Aerial & Bathymetric • Laser Scanning & LIDAR
121 Third Street Niceville, FL 32578 (850) 678-5141 Fax (850) 729-2469
www.gctsurveying.com L.B. No. 3501


STATE OF FLORIDA — JESSE N. TUCKER — REGISTERED SURVEYOR AND MAPPER — NO. 6554

ALLEN C. & JOSEPH HEWETT, JR. — 23065 AS A, CRESTVIEW, FL — P.S.M. No.6565

DATE: 16 SEP 2024

© GCT, INC. 2024

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

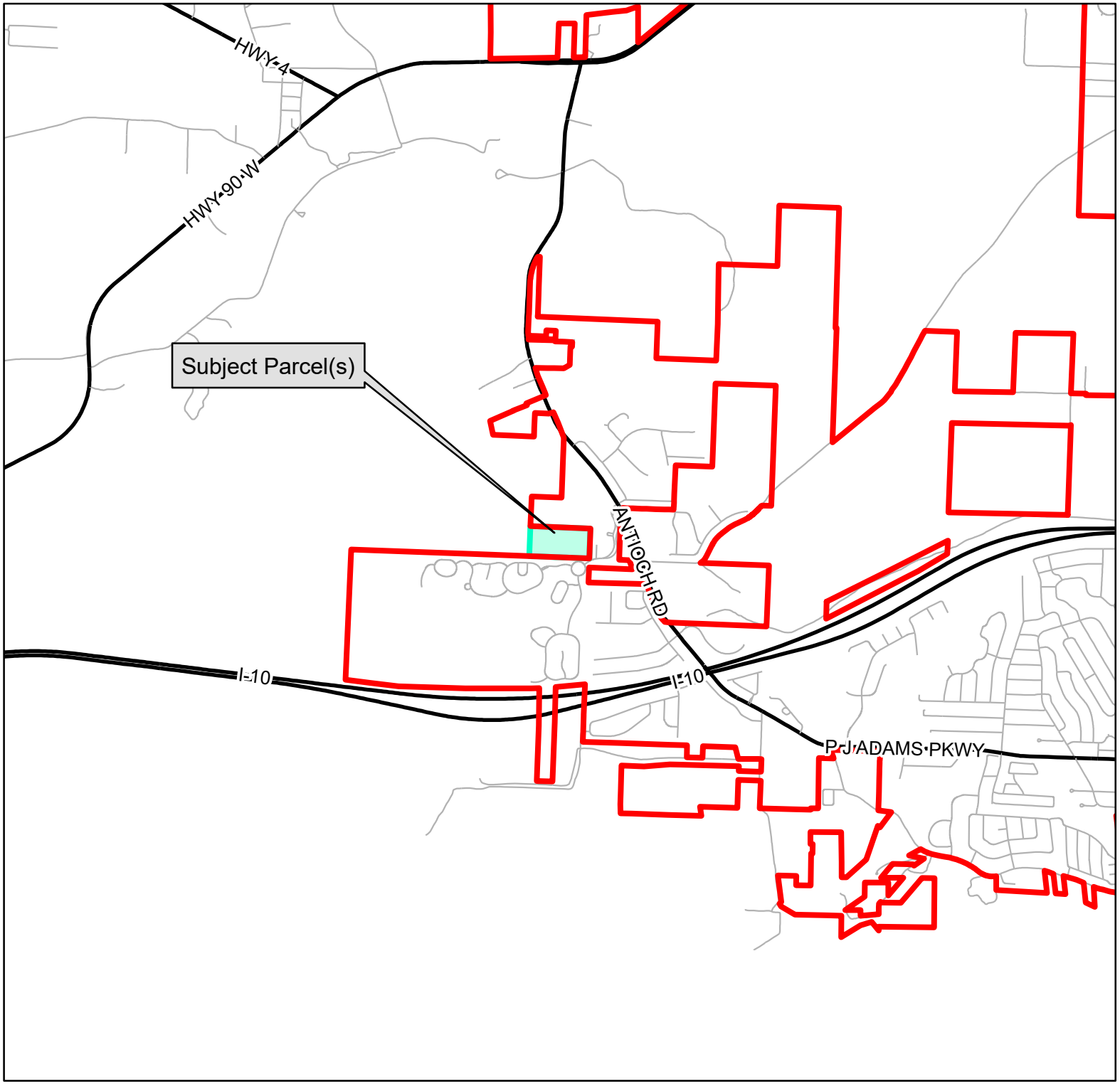
| REV | DESCRIPTION | DRAFT BY | DATE |
|---|---|---|---|
| A | INITIAL RELEASE | J. HOPKINS | 9/19/2024 |

SURVEY TYPE: DESCRIPTION SKETCH
FIELD DATE: N/A
FIELD BOOK: N/A
DATUM: (HORIZONTAL/VERTICAL) NAD 83 / N/A
CLIENT: MATOVINA & COMPANY

SHEET 01 OF 1
PROJECT 220416
ORDER# 220416.10

WO# 220416.10-1 REV A

9/19/2024 1:28 PM JHOPKINS

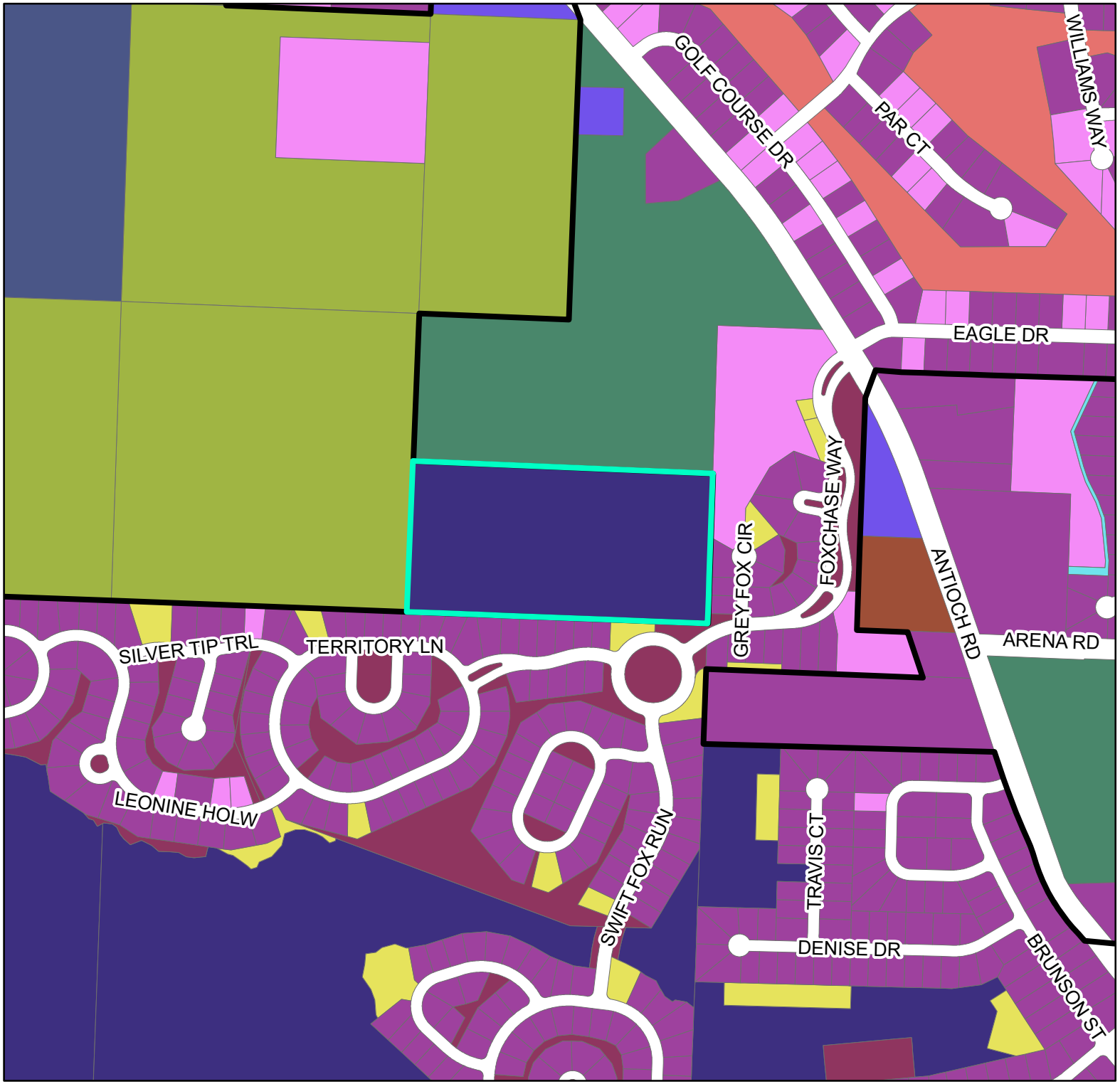



# Vicinity Map

N

Not to Scale

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




# Existing Use

N

0 300 600

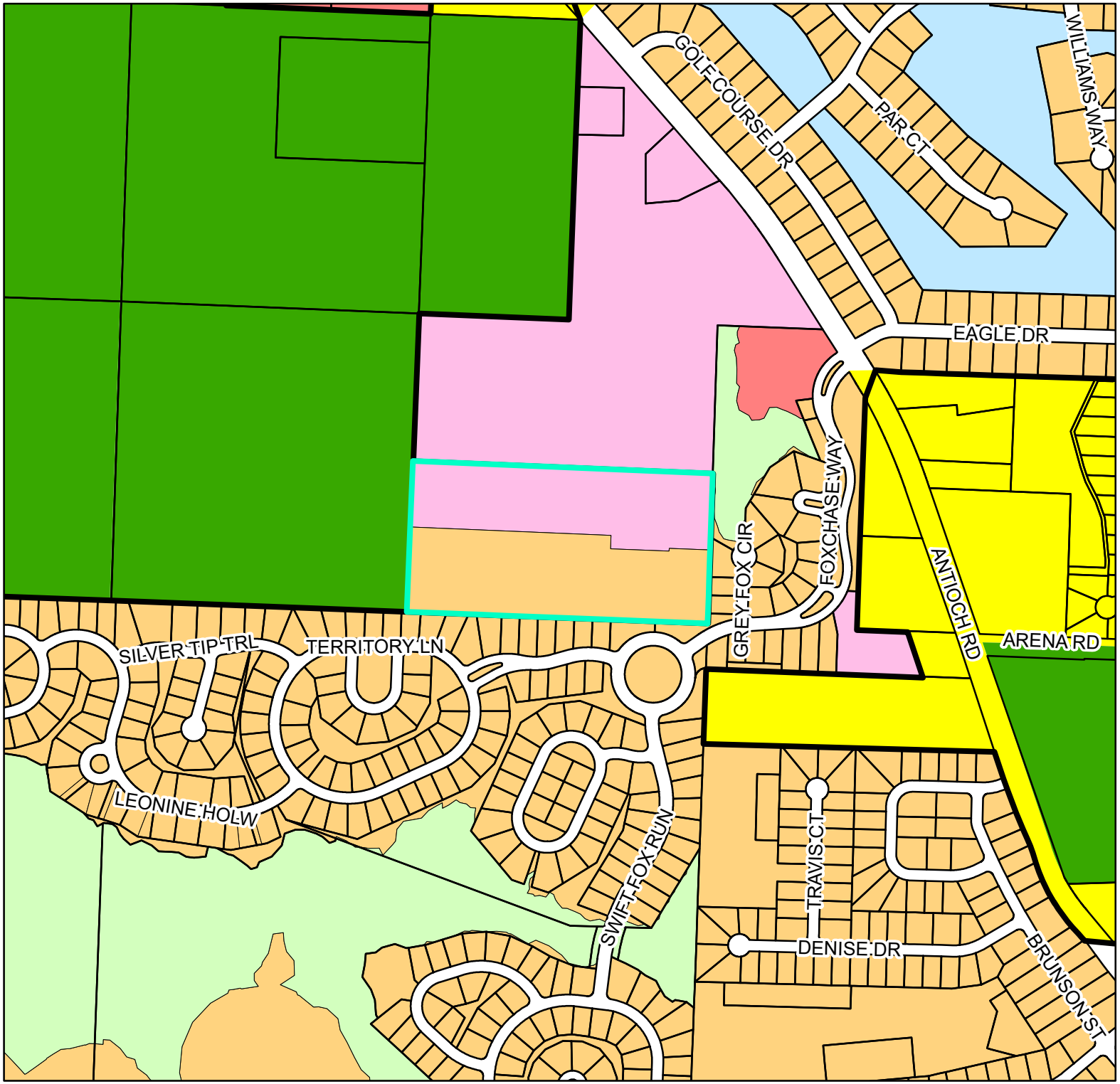
Feet

## Legend

- Subject Parcel
- City Limits

**Use Description**

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




# Proposed Future Land Use

N

0 300 600

Feet

## Legend

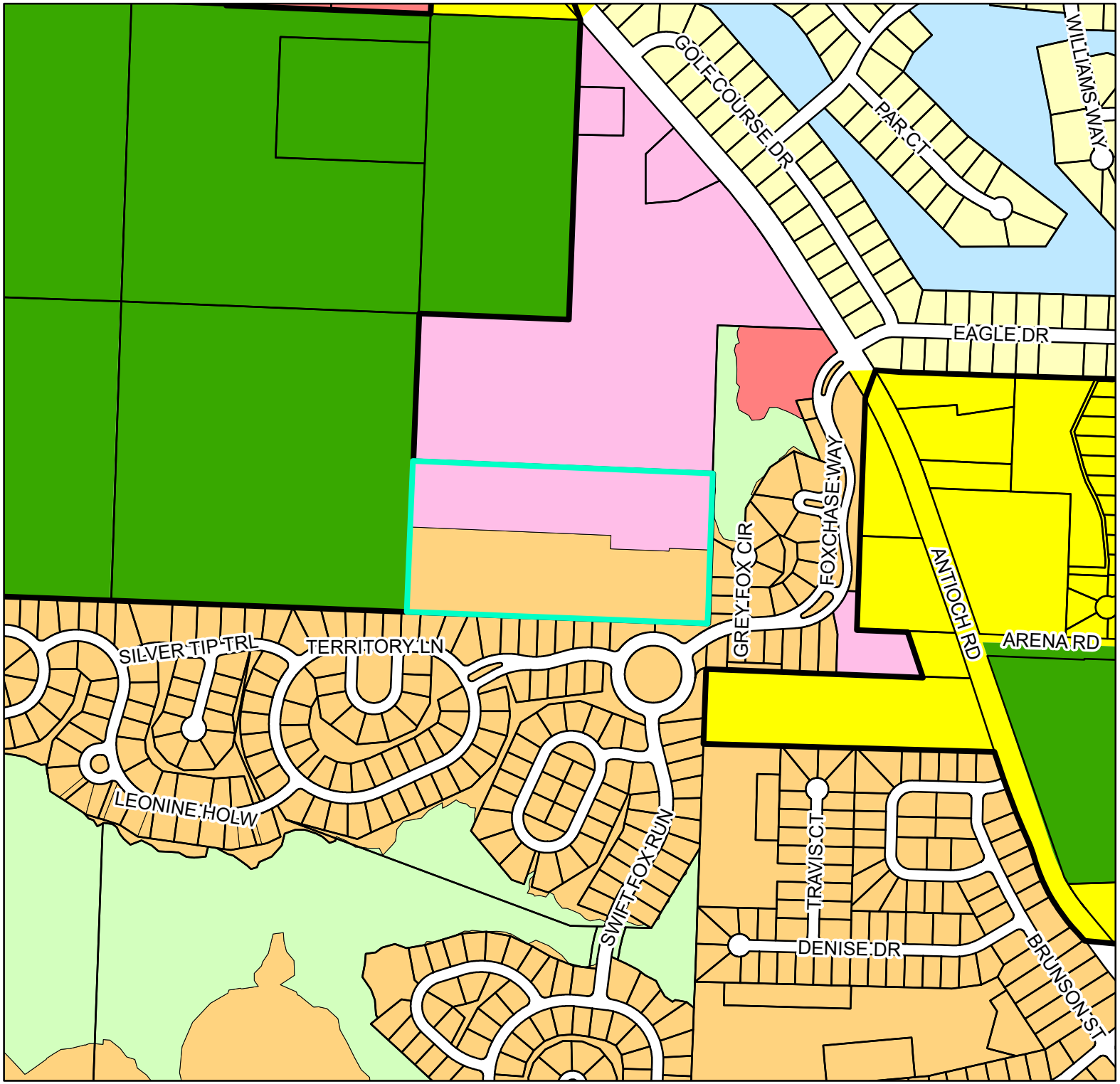
- Subject Parcel
- City Limits

**City Future Land Use**

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

**County Future Land Use**

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




# Proposed Zoning

N

0 300 600

Feet

## Legend

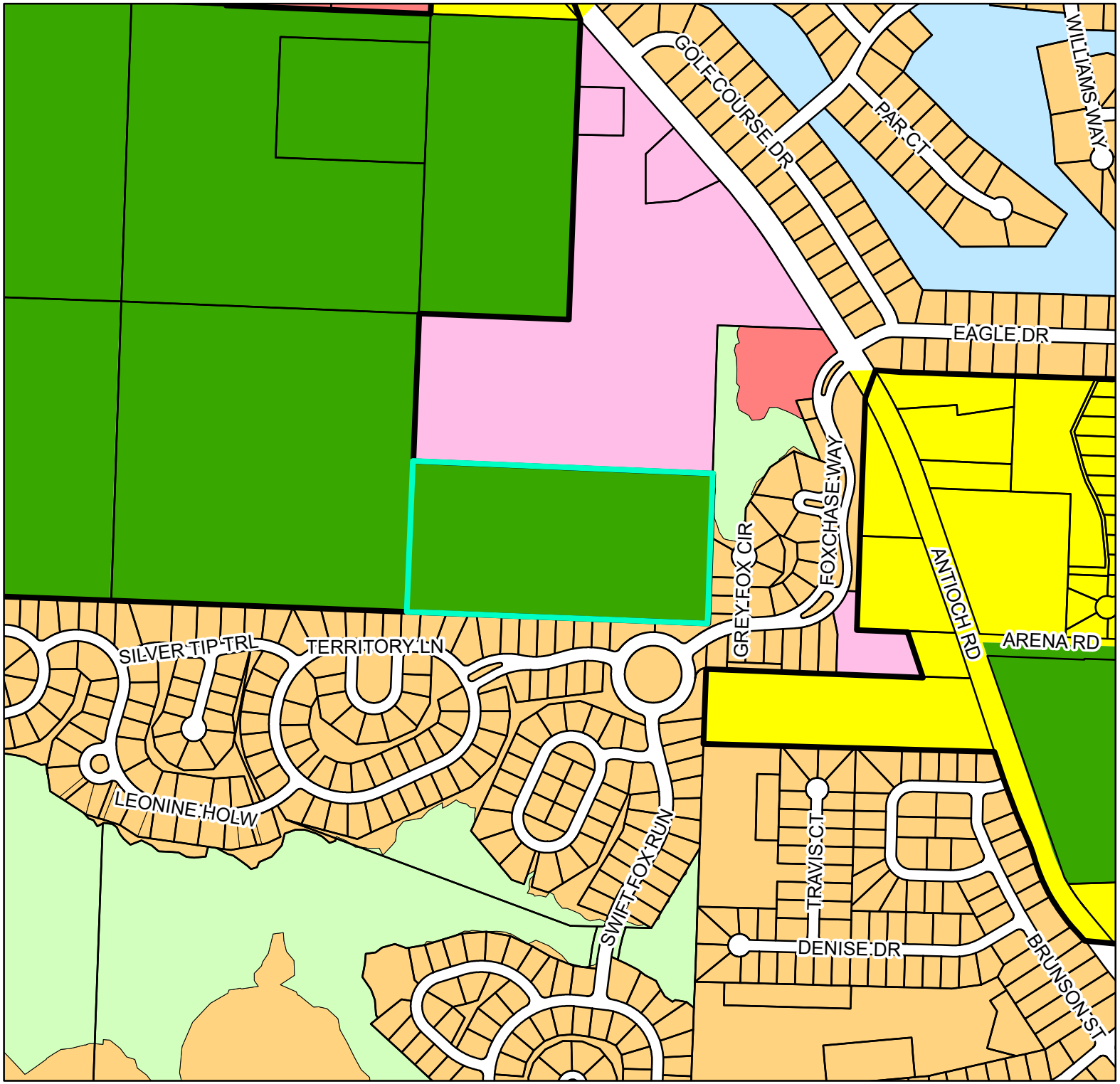
- Subject Parcel
- City Limits

**City Zoning**

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

**County Zoning**

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




# Current Future Land Use

N

0 300 600

Feet

## Legend

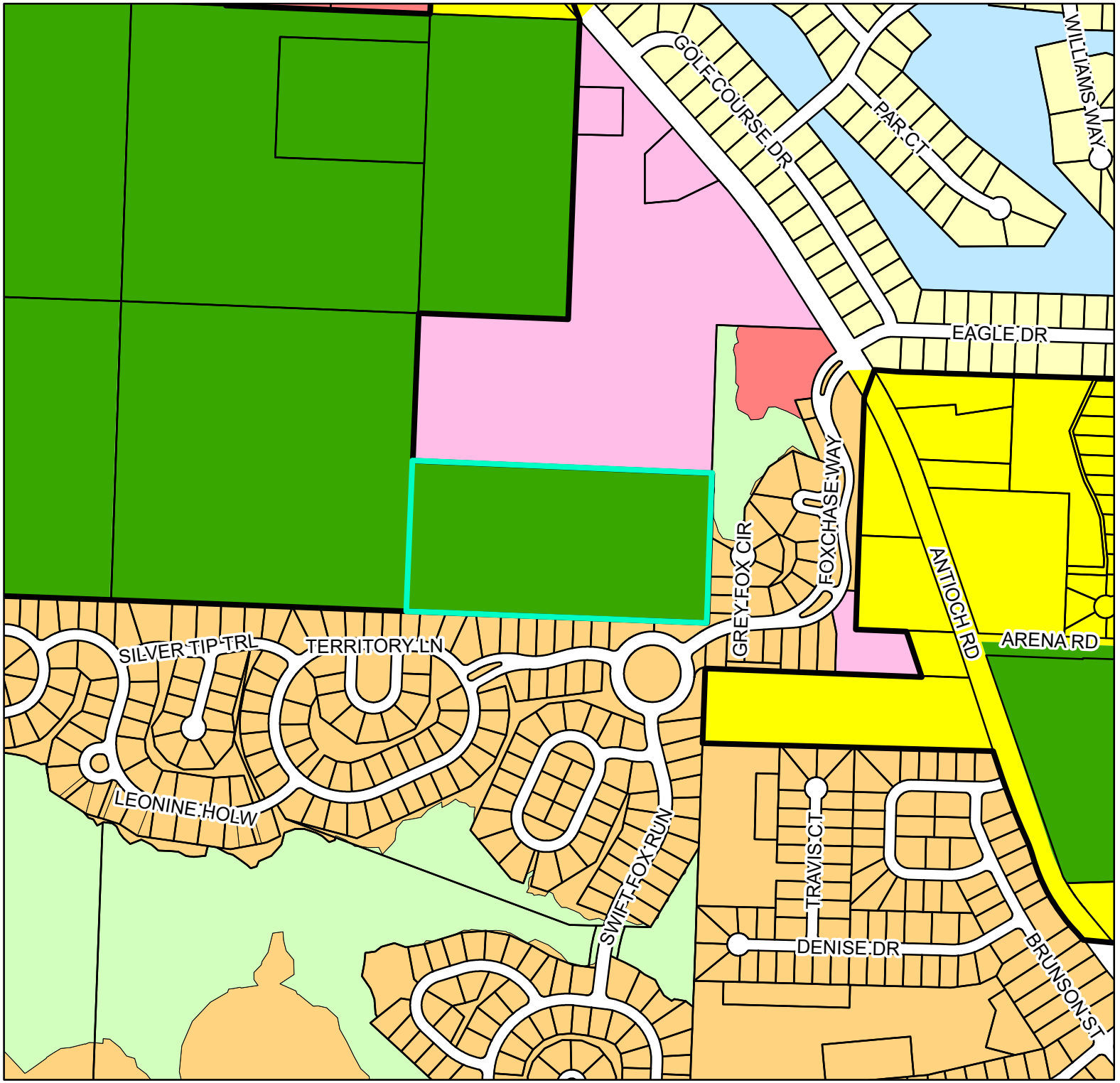
- Subject Parcel
- City Limits

**City Future Land Use**

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

**County Future Land Use**

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




# Current Zoning

N

0 300 600

Feet

## Legend

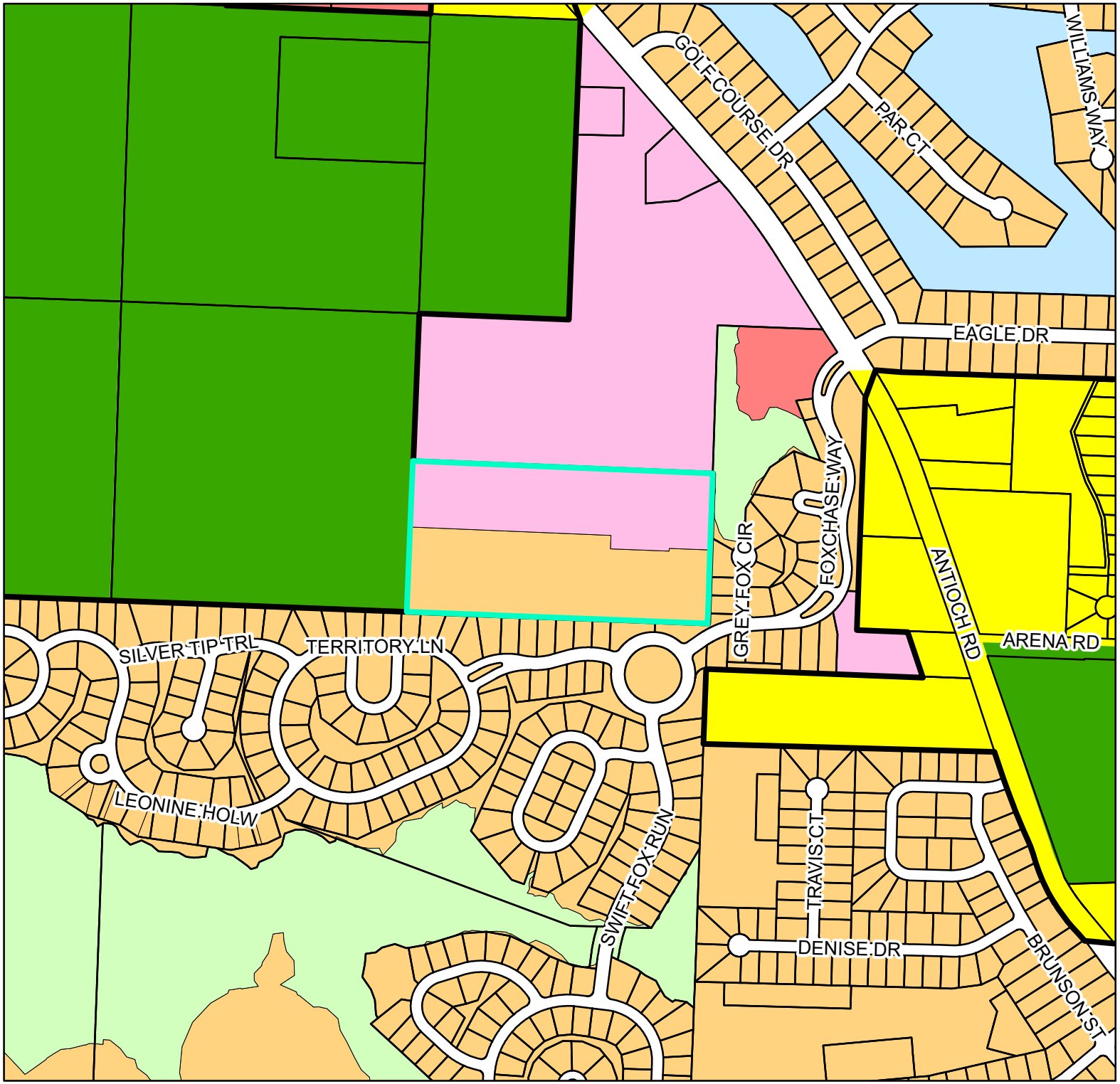
- Subject Parcel
- City Limits

**City Zoning**

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

**County Zoning**

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




# Adopted Future Land Use

N

0 300 600

Feet

## Legend

- Subject Parcel
- City Limits

**City Future Land Use**

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

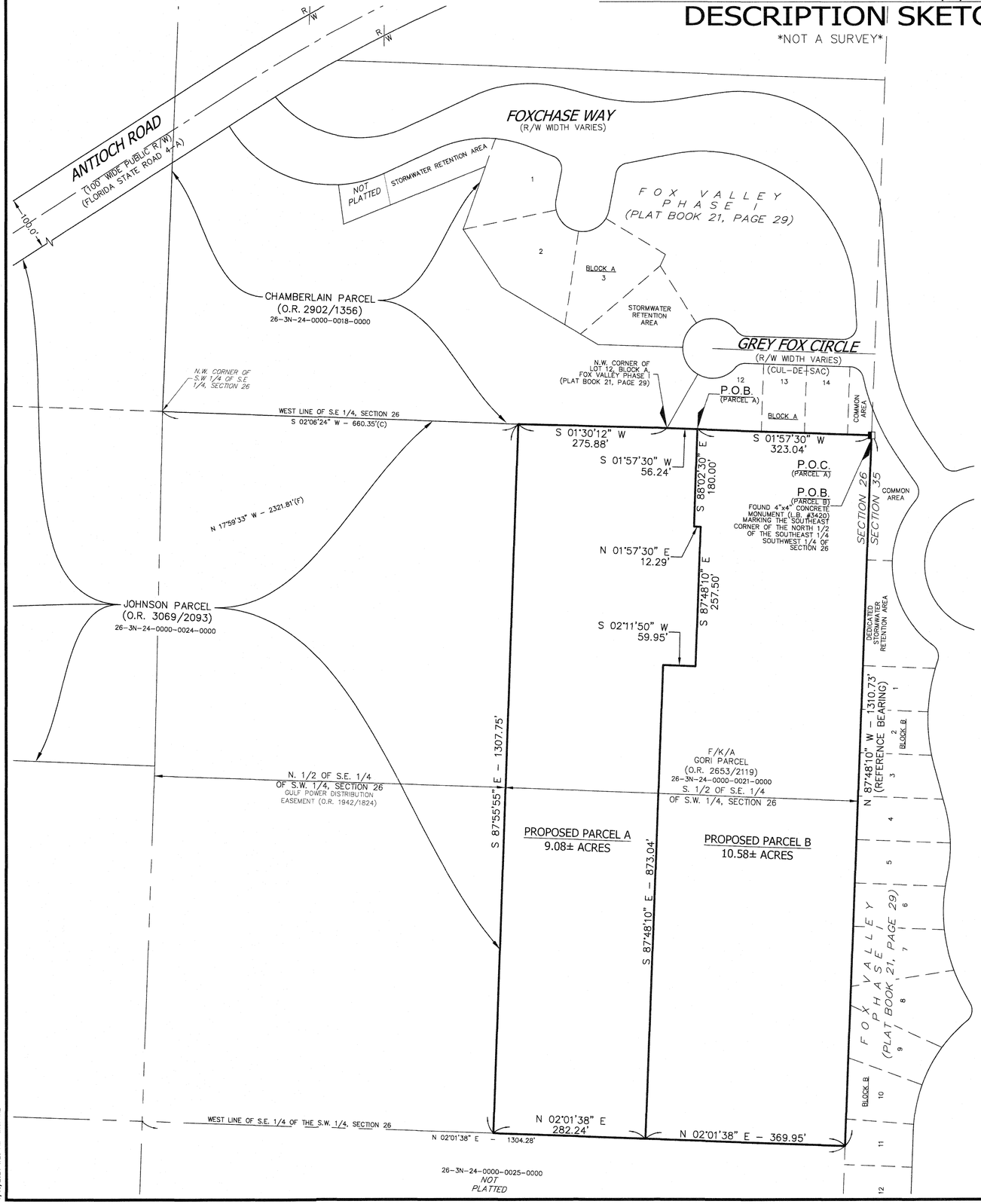
**County Future Land Use**

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

# ANTIOCH ROAD RESIDENTIAL PHASE 2 F/K/A GORI PARCEL

# DESCRIPTION SKETCH

*NOT A SURVEY*




## LEGEND

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

NORTH

100 50 0 100 200

GRAPHIC SCALE

1" = 100'

## LEGAL DESCRIPTION

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

PARCEL A

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

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

SAID PARCEL CONTAINING 9.08 ACRES, MORE OR LESS.

PARCEL B

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

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SAID PARCEL CONTAINING 10.58 ACRES, MORE OR LESS.

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8. VISIBLE ENCROACHMENTS, POSSIBLE VISIBLE ENCROACHMENTS, AND/OR APPARENT USES ARE AS SHOWN. THIS IS NOT A SURVEY.
9. THE HORIZONTAL DATUM OF THIS SKETCH IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 AS COORDINATED USING RTK AND CONVENTIONAL MEASUREMENT FROM UNPUBLISHED LOCAL CONTROL BENCHMARK No. 1, A 1/2" CAPPED IRON ROD, L.B. No. 3501 (NORTHING: 633205.149, EASTING: 1302912.099, ELEVATION: 143.749'), AS ESTABLISHED FROM THE UNPUBLISHED PERMANENT REFERENCE STATION AT GUSTIN, COTHERN, AND TUCKER, INC. ESTABLISHED THROUGH A STATIC GPS NETWORK UTILIZING NGS CORS STATIONS AND EXISTING CONTROL THROUGHOUT OKALOOSA COUNTY, FLORIDA.


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Gustin, Cothern & Tucker, Inc.

LAND SURVEYING & MAPPING

121 Hart Street Niceville, FL 32578 (850) 678-5141 Fax: (850) 729-2460

www.gctsurveying.com L.B. No. 3501


NOTHING HEREON IS VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ALLEN E. TUCKER, P.S.M. No.4584
DOUGLAS A. VANDEN HEUVEL, P.S.M. No.4585
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY

DATE 16 SEP 2024


© G.C.T., INC. 2024


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

IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA

PARCEL ID: 26-3N-24-0000-0021-0000

| REV | DESCRIPTION | DRAFT BY | DATE |
|---|---|---|---|
| A | INITIAL RELEASE | J. HUFFINE | 9/16/2024 |

SURVEY TYPE: DESCRIPTION SKETCH

FIELD DATE: N/A

FIELD BOOK: N/A

DATUM: (HORIZONTAL/VERTICAL) NAD 83 N/A

CLIENT: MATOVINA & COMPANY

SHEET 01 OF 1

PROJECT 220416

ORDER# 220416.10

MAP# 220416.10-1

REV A

9/13/2024 1:28 PM JHUFFINE

# Staff Report

PLANNING AND DEVELOPMENT
BOARD MEETING DATE: December 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: | 11/26/2024 |
| SUBJECT: | 4. Ordinance 1985 Antioch Road Rezoning |

**BACKGROUND:**

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

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

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

The request for rezoning will be presented to City Council via Ordinance 1985 on December 9, 2024 for the first reading.

**DISCUSSION:**

The property description is as follows:

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

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

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

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

Staff reviewed the request for rezoning and finds the following:

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on October 11, 2024. The property was posted on October 21, 2024. An advertisement ran in the Crestview News Bulletin on October 24 & 31, 2024.

## GOALS & OBJECTIVES

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

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

*Financial Sustainability* – Achieve long term financial sustainability.

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

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

*Community Character* – Promote desirable growth with a hometown atmosphere.

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

*Community Culture* – Develop a specific identity for Crestview.

## FINANCIAL IMPACT

The fees for the rezoning request have been waived for this application as it was received during the moratorium on annexation fees. There is no additional cost of advertising as the rezoning request was included in the advertisement for annexation.

## RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1985.

## Attachments

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

**ORDINANCE: 1985**

**AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 20 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, FROM THE OKALOOSA COUNTY AGRICULTURE ZONING DISTRICT TO THE MIXED-USE (MU) AND SINGLE-FAMILY MEDIUM-DENSITY DWELLING DISTRICT (R-2) ZONING DISTRICTS; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

**SECTION 2 – PROPERTY REZONED.** The following described 20 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 20 acres, more or less, being formerly zoned Okaloosa County Agriculture with the Mixed-Use (MU) and Residential (R) Future Land Use Map designations recently ratified by the City Council through adoption of Ordinance 1984, is hereby rezoned to Mixed-Use (MU) And Single-Family Medium-Density Dwelling District (R-2) to wit:

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

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

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

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

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

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

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

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

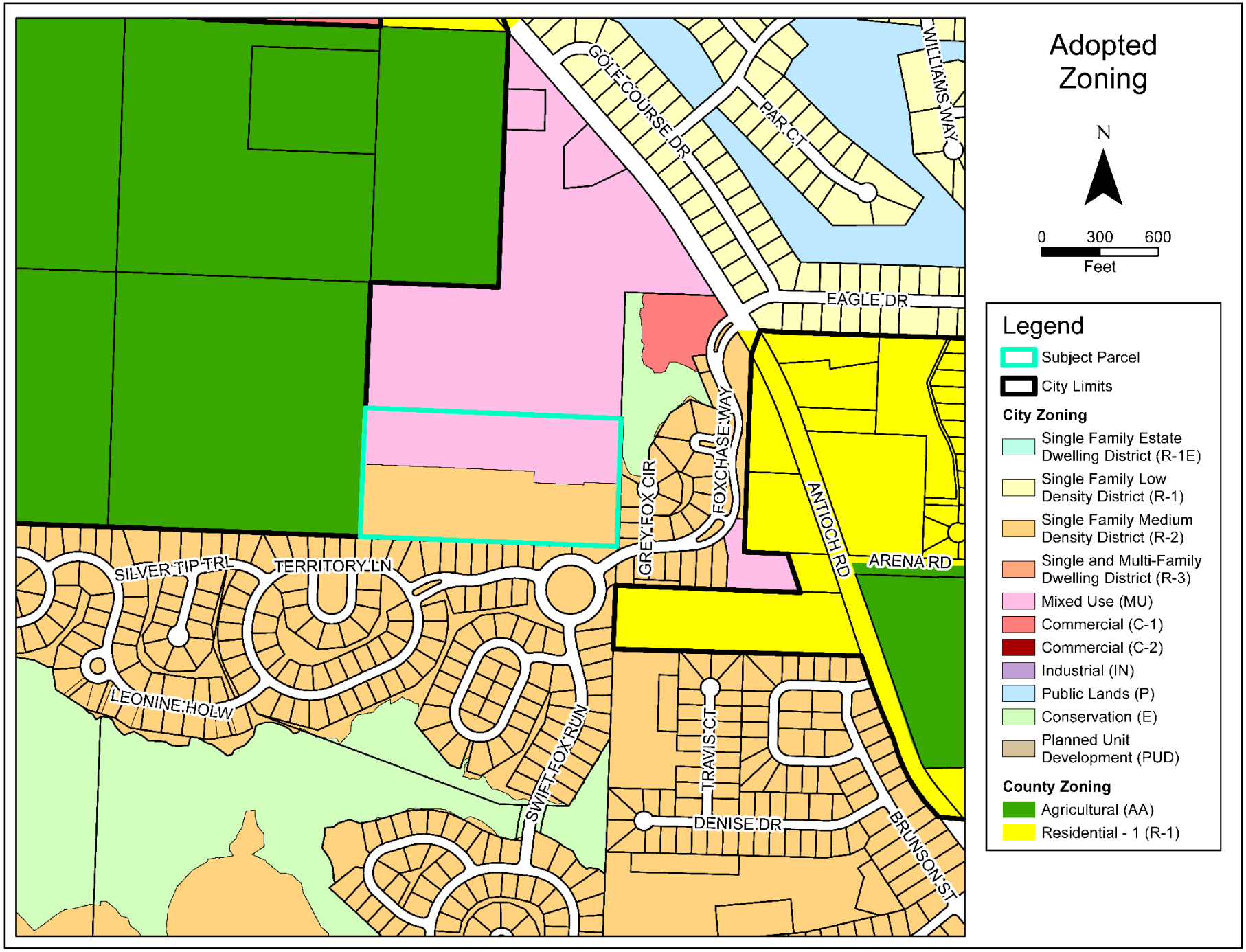
Passed and adopted on second reading by the City Council of Crestview, Florida on the 13th day of January, 2025.

ATTEST:

_____
Maryanne Girard
City Clerk

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

_____
J. B. Whitten
Mayor


Adopted Zoning
N
0 300 600
Feet
Legend
Subject Parcel
City Limits
City Zoning
Single Family Estate Dwelling District (R-1E)
Single Family Low Density District (R-1)
Single Family Medium Density District (R-2)
Single and Multi-Family Dwelling District (R-3)
Mixed Use (MU)
Commercial (C-1)
Commercial (C-2)
Industrial (IN)
Public Lands (P)
Conservation (E)
Planned Unit Development (PUD)
County Zoning
Agricultural (AA)
Residential - 1 (R-1)
GOLF COURSE DR
PAR CT
WILLIAMS WAY
EAGLE DR
FOX CHASE WAY
GREY FOX CIR
ANTIOCH RD
ARENA RD
SILVER TIP TRL
TERRITORY LN
LEONINE HOLW
SWIFT FOX RUN
TRAVIS CT
DENISE DR
BRUNSON ST

# ANTIOCH ROAD RESIDENTIAL PHASE 2 F/K/A GORI PARCEL

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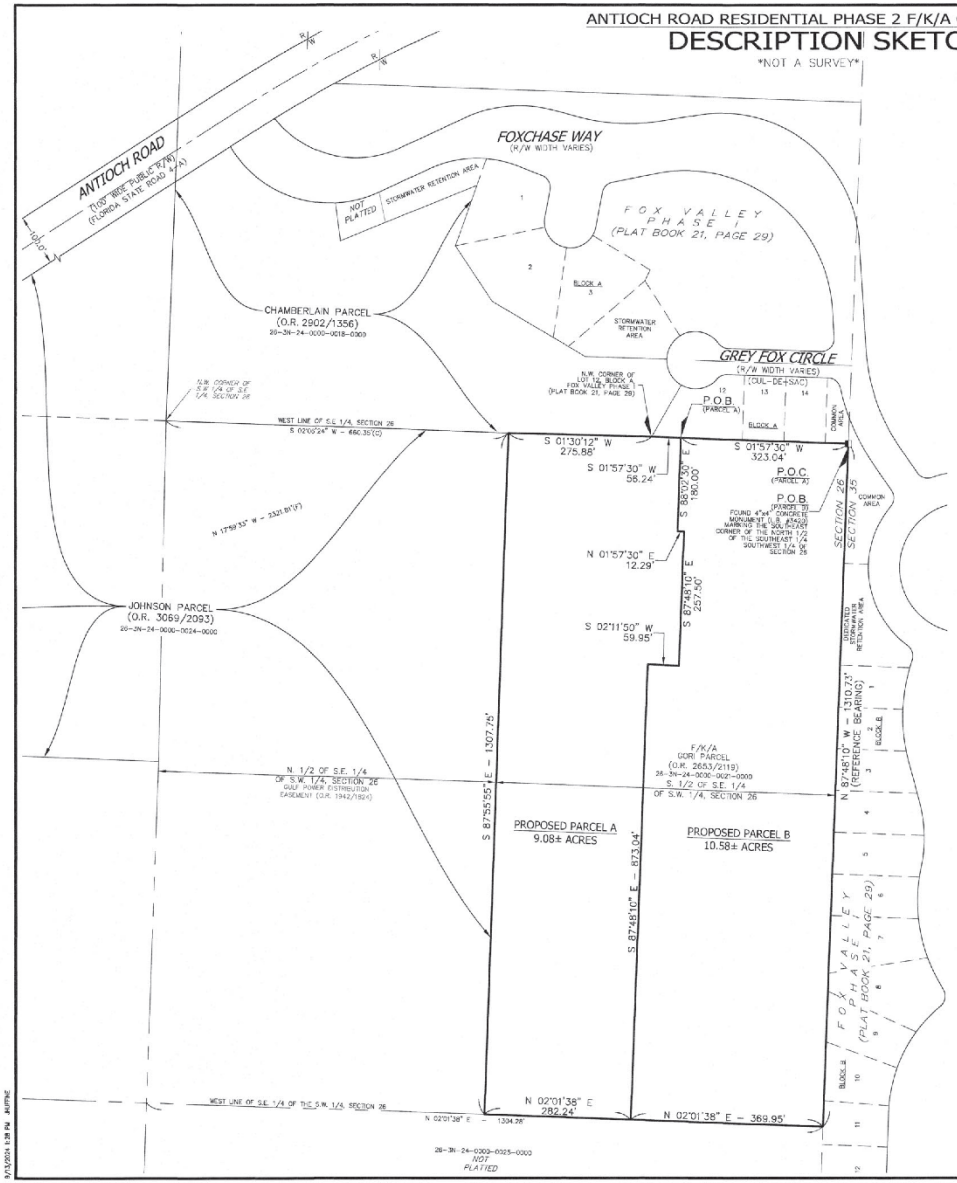


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NORTH

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STATE OF FLORIDA — JESSE M. TUCKER — REGISTERED SURVEYOR AND MAPPER — NO. 6564

ALLEN C. COTHERN JR. — REGISTERED SURVEYOR AND MAPPER — NO. 4564 — STATE OF FLORIDA

DATE: 16 SEP 2024

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

PARCEL ID: 26-3N-24-0000-0021-0000

| REV | DESCRIPTION | DRAFT BY | DATE |
|---|---|---|---|
| A | PARCEL RELEASE | J. HOPKINS | 9/19/2024 |

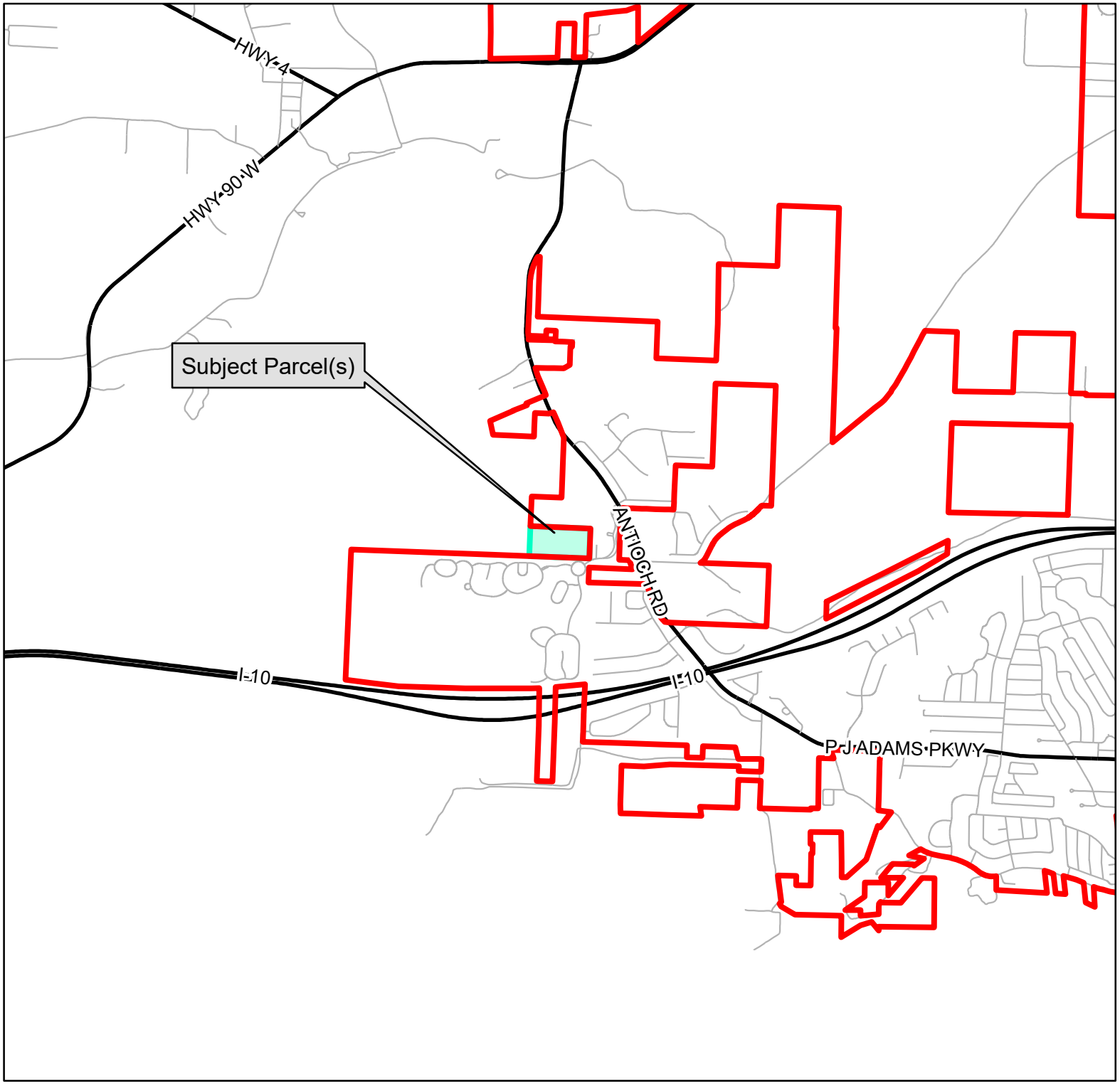
SURVEY TYPE: DESCRIPTION SKETCH
FIELD DATE: N/A
FIELD BOOK: N/A
DATUM: (HORIZONTAL/VERTICAL) NAD 83 / N/A
CLIENT: MATOVINA & COMPANY

SHEET 01 OF 1
PROJECT 220416
ORDER# 220416.10

WORK 220416.10-1 REV A

N:\24\220416.10\Dgn\220416.10-1 DESCRIPTION SKETCH.dgn 9/19/2024 1:28 PM JHOPKINS

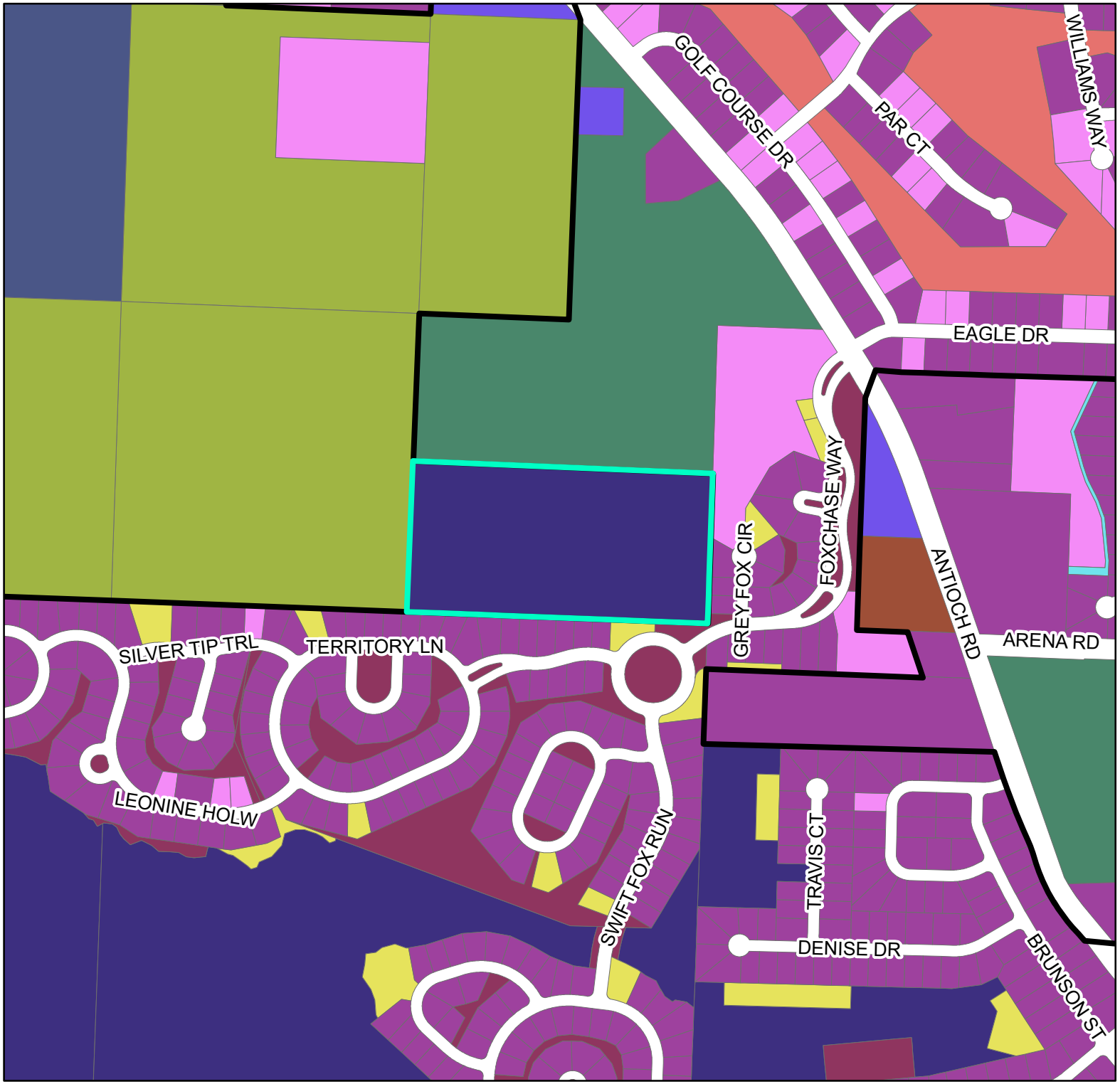
# Vicinity Map




N

Not to Scale

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




# Existing Use

N

0 300 600

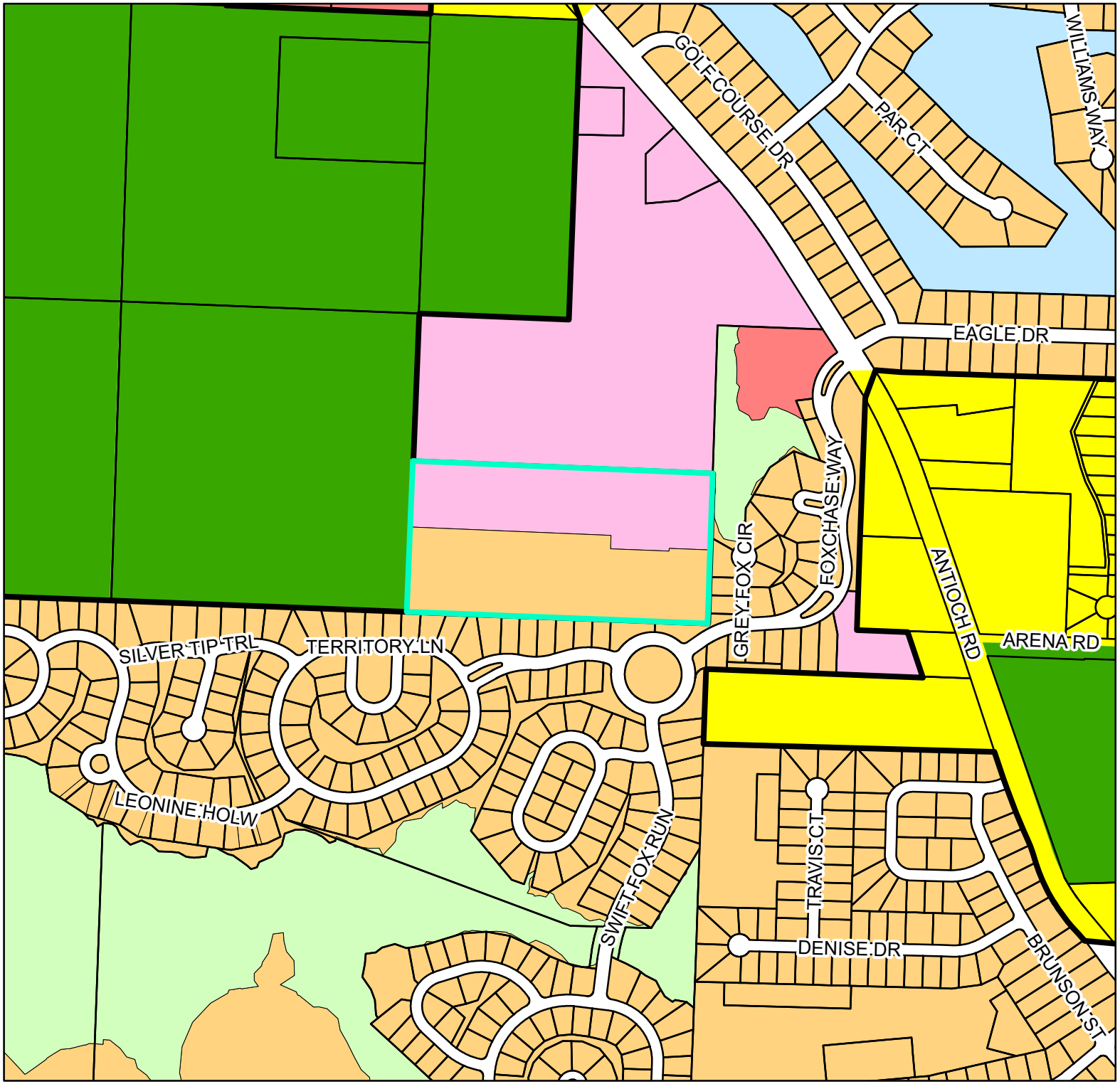
Feet

## Legend

- Subject Parcel
- City Limits

**Use Description**

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




# Proposed Future Land Use

N

0 300 600

Feet

## Legend

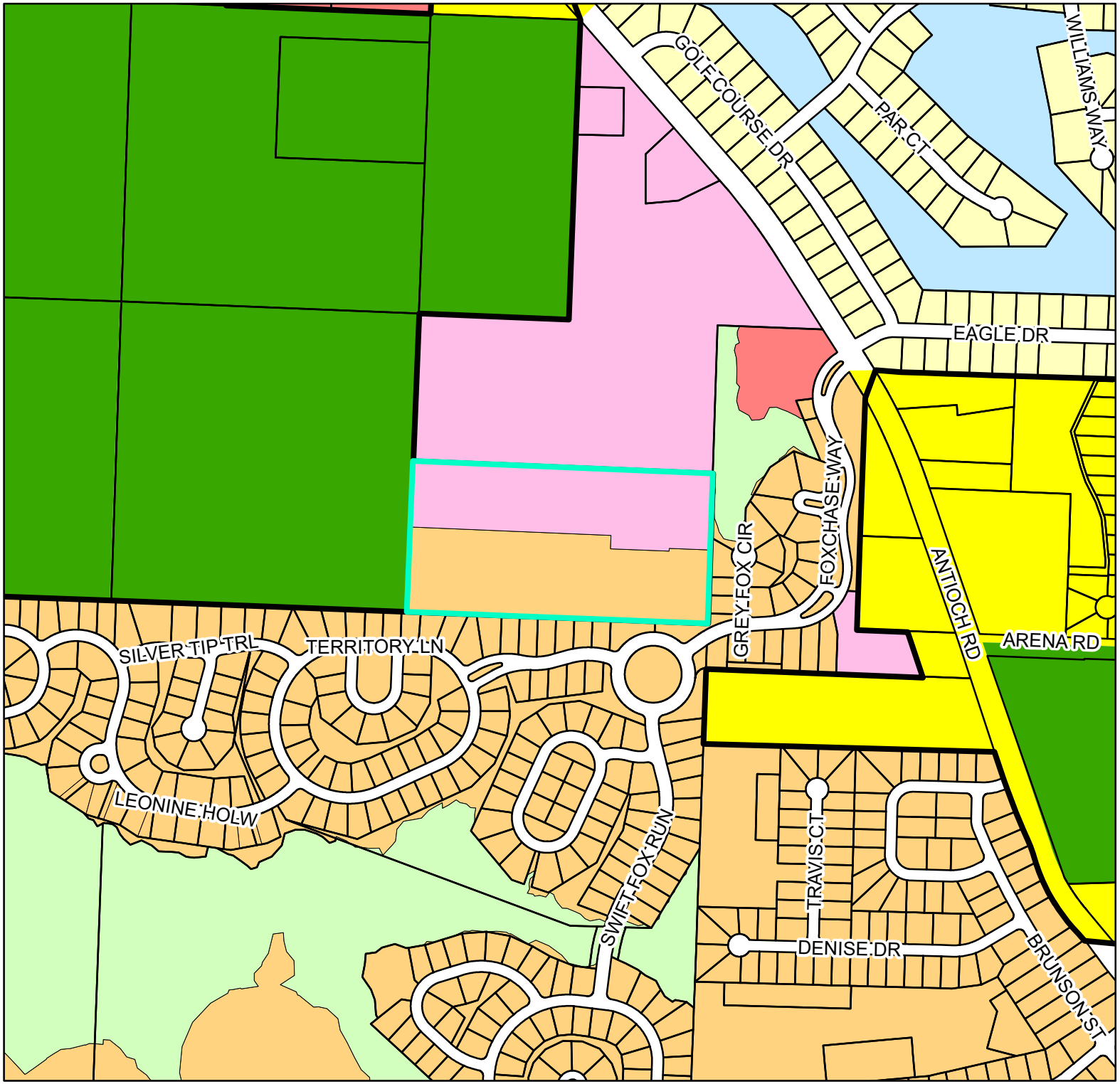
- Subject Parcel
- City Limits

**City Future Land Use**

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

**County Future Land Use**

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




# Proposed Zoning

N

0 300 600

Feet

## Legend

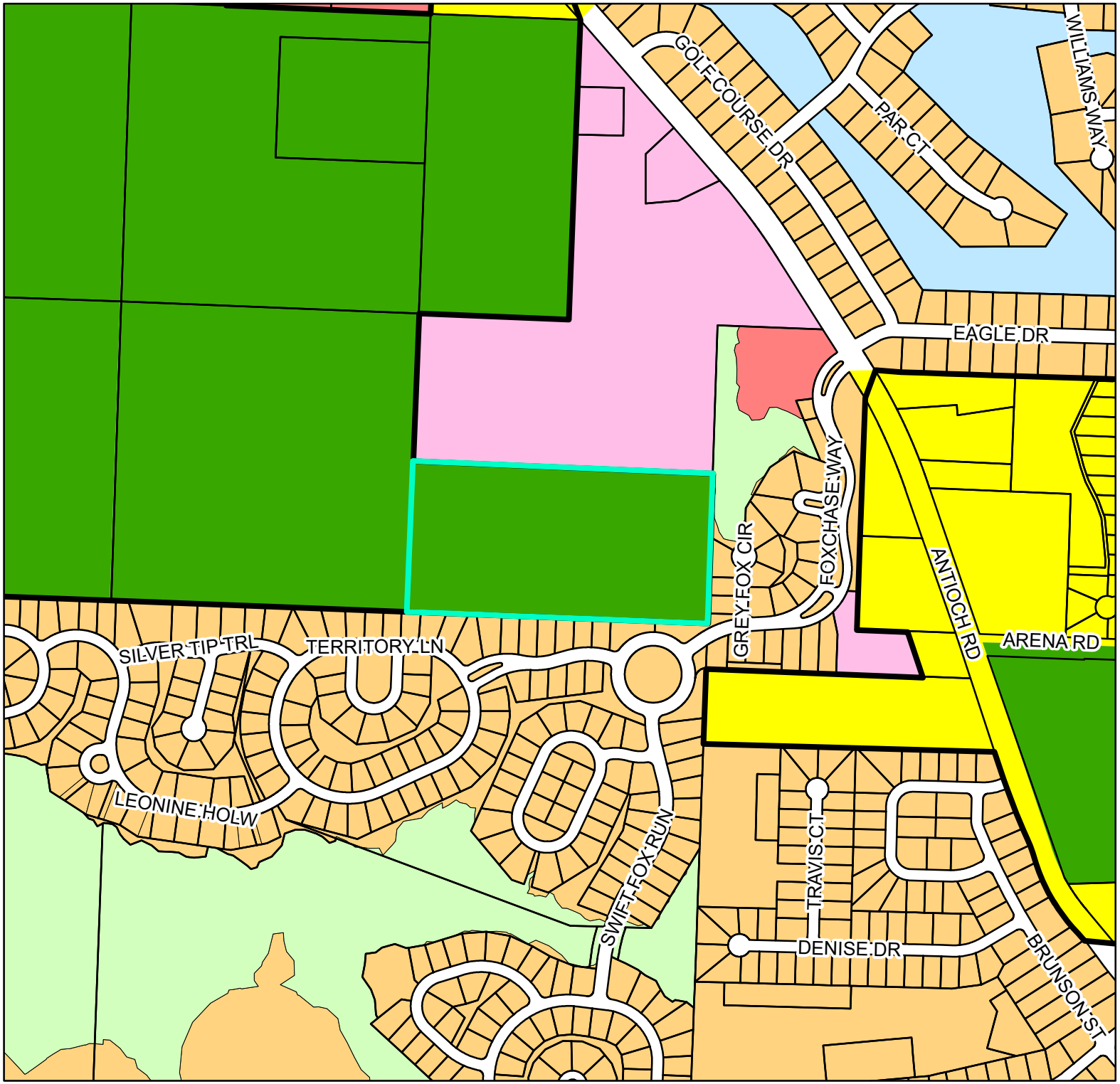
- Subject Parcel
- City Limits

**City Zoning**

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

**County Zoning**

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




# Current Future Land Use

N

0 300 600

Feet

## Legend

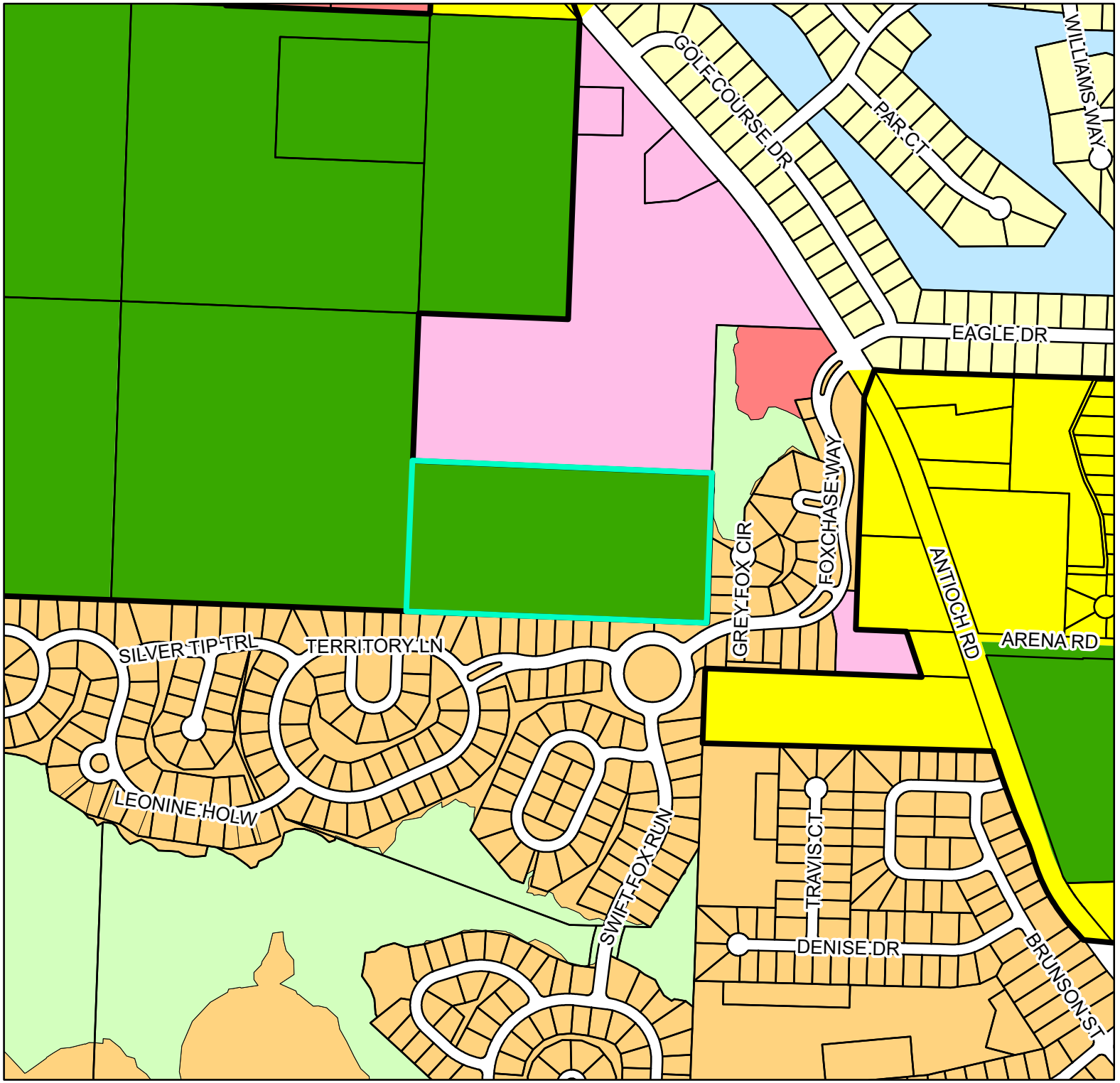
- Subject Parcel
- City Limits

**City Future Land Use**

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

**County Future Land Use**

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




# Current Zoning

N

0 300 600

Feet

## Legend

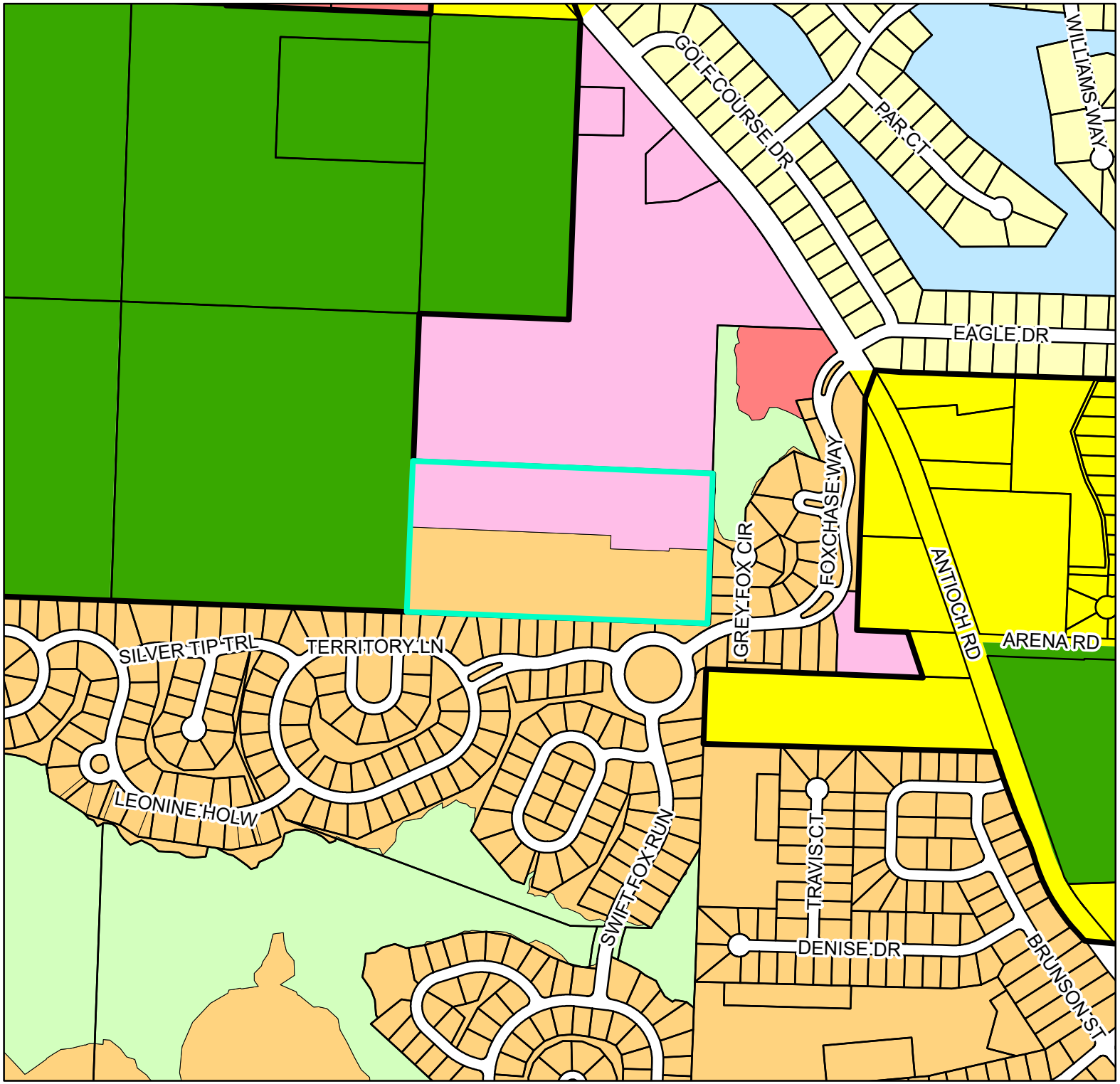
- Subject Parcel
- City Limits

**City Zoning**

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

**County Zoning**

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




# Adopted Zoning

N

0 300 600

Feet

## Legend

- Subject Parcel
- City Limits

**City Zoning**

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

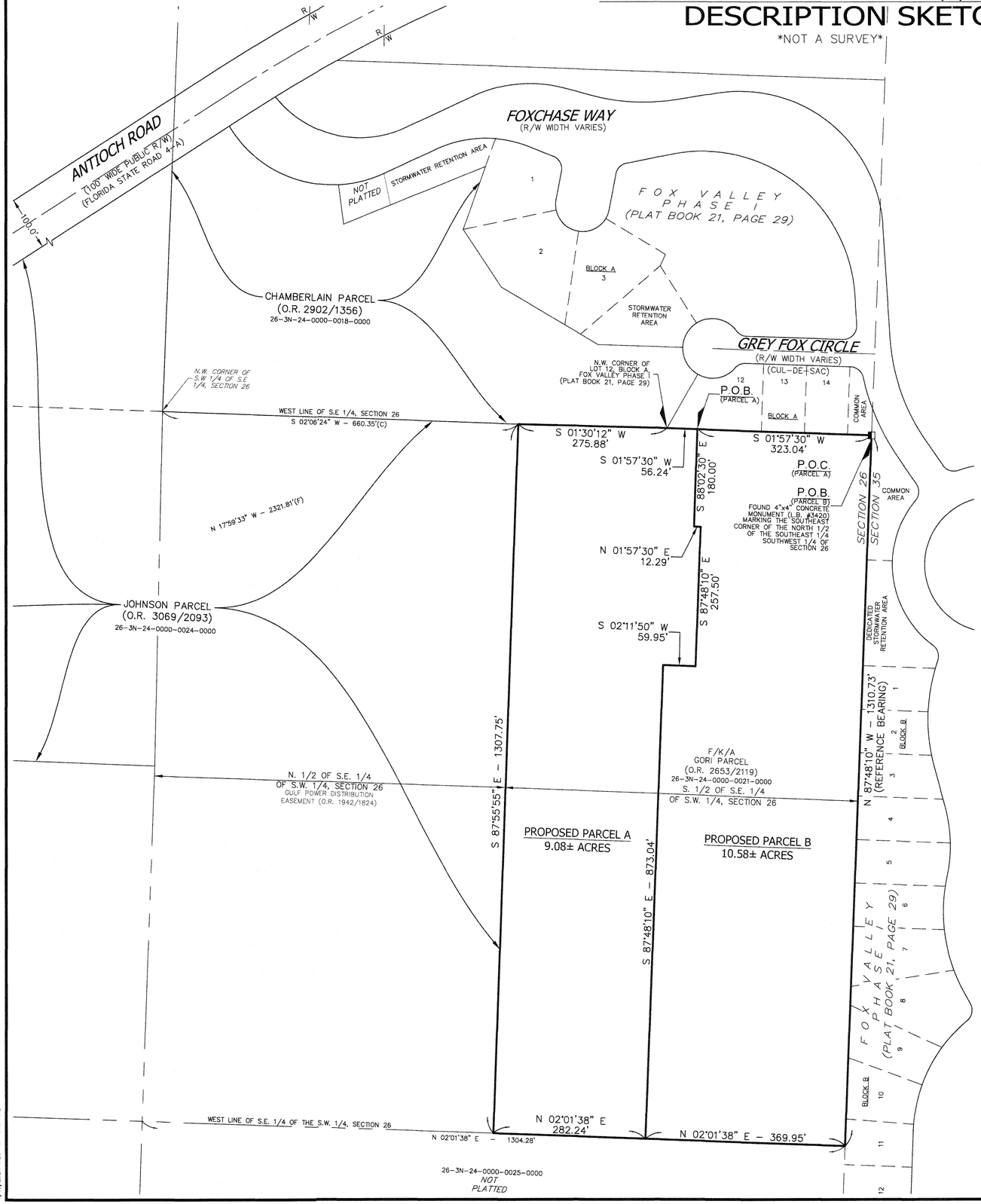
**County Zoning**

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

# ANTIOCH ROAD RESIDENTIAL PHASE 2 F/K/A GORI PARCEL

# DESCRIPTION SKETCH

*NOT A SURVEY*




## LEGEND

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

NORTH

100 50 0 100 200

GRAPHIC SCALE

1" = 100'

## LEGAL DESCRIPTION

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

PARCEL A

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

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

SAID PARCEL CONTAINING 9.08 ACRES, MORE OR LESS.

PARCEL B

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

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

SAID PARCEL CONTAINING 10.58 ACRES, MORE OR LESS.

## SURVEY REPORT

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


Conventional Surveying • Aerial & Bathymetric • Laser Scanning & LiDAR

Gustin, Cothern & Tucker, Inc.

GC T LAND SURVEYING & MAPPING

121 Hart Street Niceville, FL 32578 (850) 678-5141 Fax: (850) 729-2460

www.gctsurveying.com L.B. No. 3501


NORTHWEST FLORIDA TUCKER PROFESSIONAL LAND SURVEYOR STATE OF FLORIDA

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ALLEN E. TUCKER, P.S.M. No.4584 and DOUGLAS A. VANDEN HEUVEL, P.S.M. No.4585

DATE 16 SEP 2024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DESCRIPTION SKETCH
ANTIOCH ROAD RESIDENTIAL
PHASE 2 F/K/A GORI PARCEL

IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, CITY OF CRESTVIEW, OKALOOSA COUNTY, FLORIDA

PARCEL ID: 26-3N-24-0000-0021-0000

| REV | DESCRIPTION | DRAFT BY | DATE |
|---|---|---|---|
| A | INITIAL RELEASE | J. HUFFINE | 9/16/2024 |

SURVEY TYPE: DESCRIPTION SKETCH

FIELD DATE: N/A

FIELD BOOK: N/A

DATUM: (HORIZONTAL/VERTICAL) NAD 83 N/A

CLIENT: MATOVINA & COMPANY

SHEET 01 OF 1

PROJECT 220416

ORDER# 220416.10

MAP# 220416.10-1

REV A

9/13/2024 1:28 PM JHUFFINE

CITY OF CRESTVIEW

Item # 7.

# Staff Report

PLANNING AND DEVELOPMENT
BOARD MEETING DATE: December 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: | 11/26/2024 |
| SUBJECT: | 5. Ordinance 1986 Live Oak Church Road Annexation |

**BACKGROUND:**

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

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

The request for voluntary annexation will be presented to City Council via Ordinance 1986 on December 9, 2024 for the first reading.

**DISCUSSION:**

The property description is as follows:

| | |
|---|---|
| Property Owner: | 2022MP LLC<br>MKP Contracting LLC |
| Parcel ID: | 32-3N-23-0000-0010-0020<br>32-3N-23-0000-0010-0010 |
| Site Size: | 0.85 acres |
| Current FLU: | Okaloosa County Mixed-Use |
| Current Zoning: | Okaloosa County Mixed-Use |
| Current Land Use: | Vacant |

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

| Direction | FLU | Zoning | Existing Use |
|---|---|---|---|
| North | Okaloosa County Mixed-Use | Okaloosa County Mixed-Use | Residential |
| East | Okaloosa County Mixed-Use | Okaloosa County Mixed-Use | Commercial |
| South | Okaloosa County Mixed-Use | Okaloosa County Mixed-Use | Residential |
| West | Commercial (C) | Commercial Low-Intensity District (C-1) | Vacant |

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

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

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

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

## GOALS & OBJECTIVES

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

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

*Financial Sustainability* – Achieve long term financial sustainability.

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

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

*Community Character* – Promote desirable growth with a hometown atmosphere.

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

*Community Culture* – Develop a specific identity for Crestview.

## FINANCIAL IMPACT

The fees for annexation have been waived for this application as it was received during the moratorium on annexation fees.

The cost of advertising was $572.50.

The successful annexation of this property will have positive future impacts, including ad valorem revenue based on future taxable assessed value, development and building permit fees, and utility usage fees.

## RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1986.

## Attachments

1. PZ-2024-39-Exhibit Packet

**ORDINANCE: 1986**

**AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 0.85 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

PIN # 32-3N-23-0000-0010-0020 (Deed recorded in Document # 3680697, dated April 3, 2024)

PARCEL 1:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

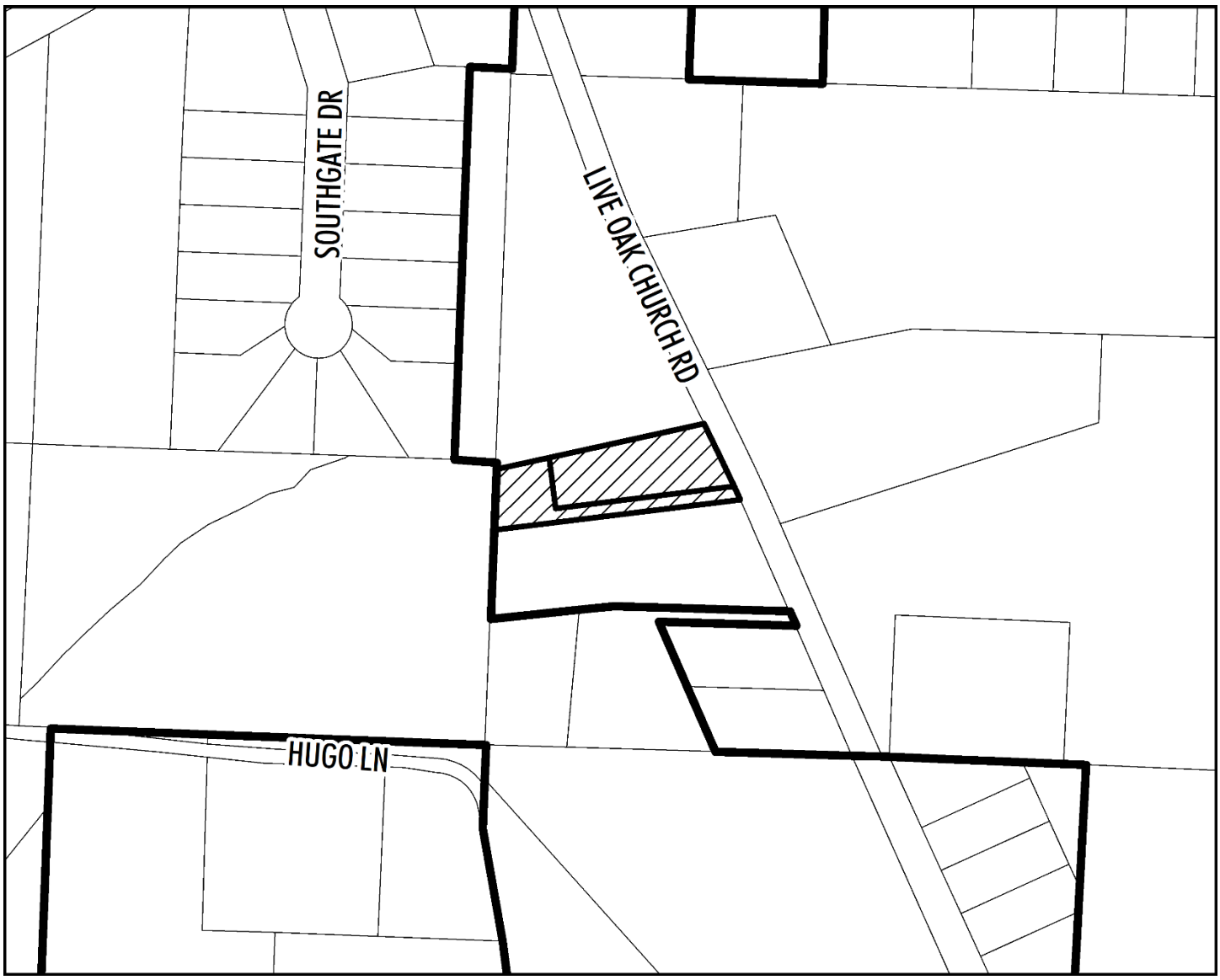
Passed and adopted on second reading by the City Council of Crestview, Florida on the 13th day of January, 2025.

ATTEST:

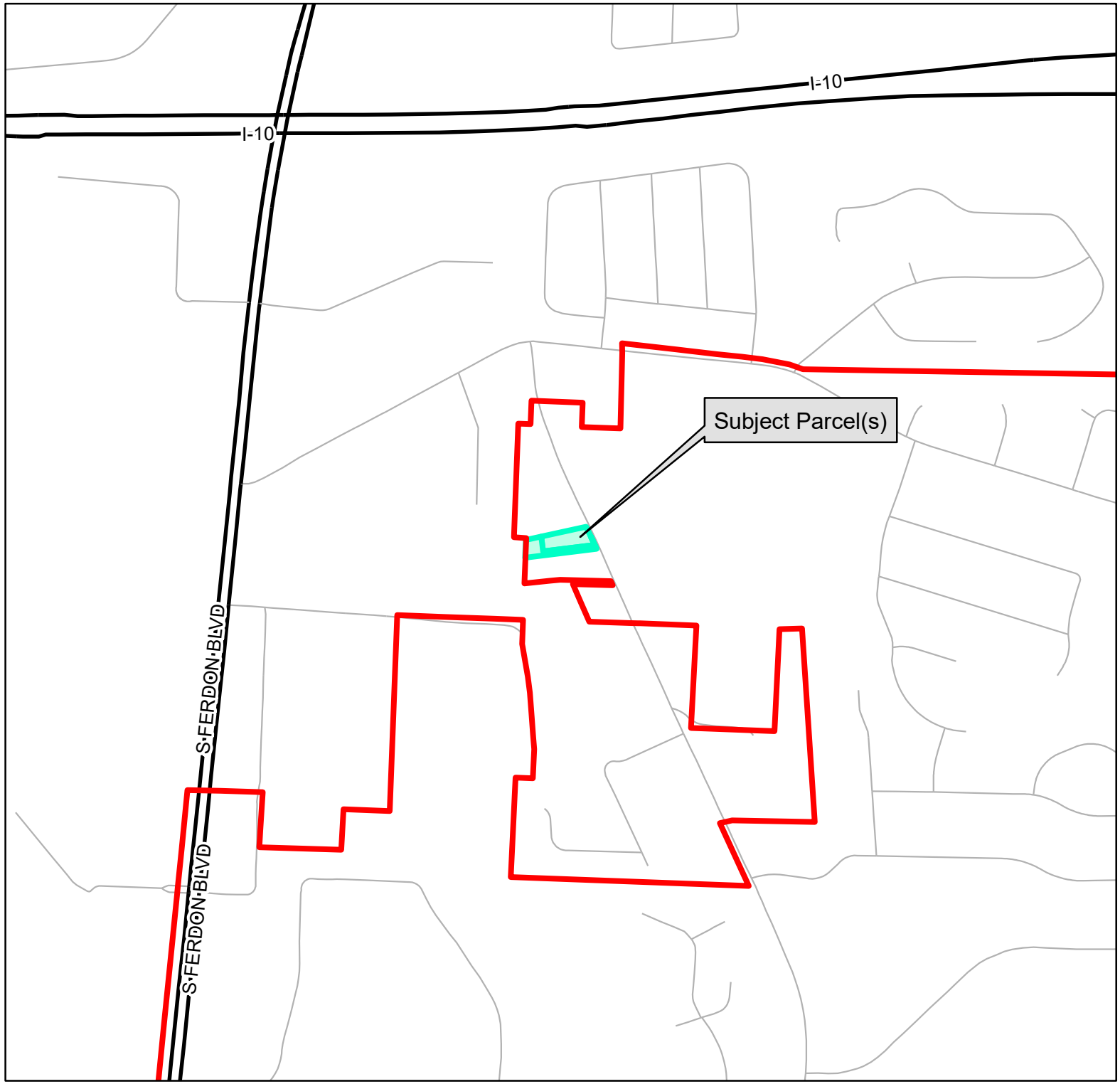
_____
Maryanne Girard
City Clerk

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

_____
J. B. Whitten
Mayor


SOUTHGATE DR
LIVE OAK CHURCH RD
HUGO LN

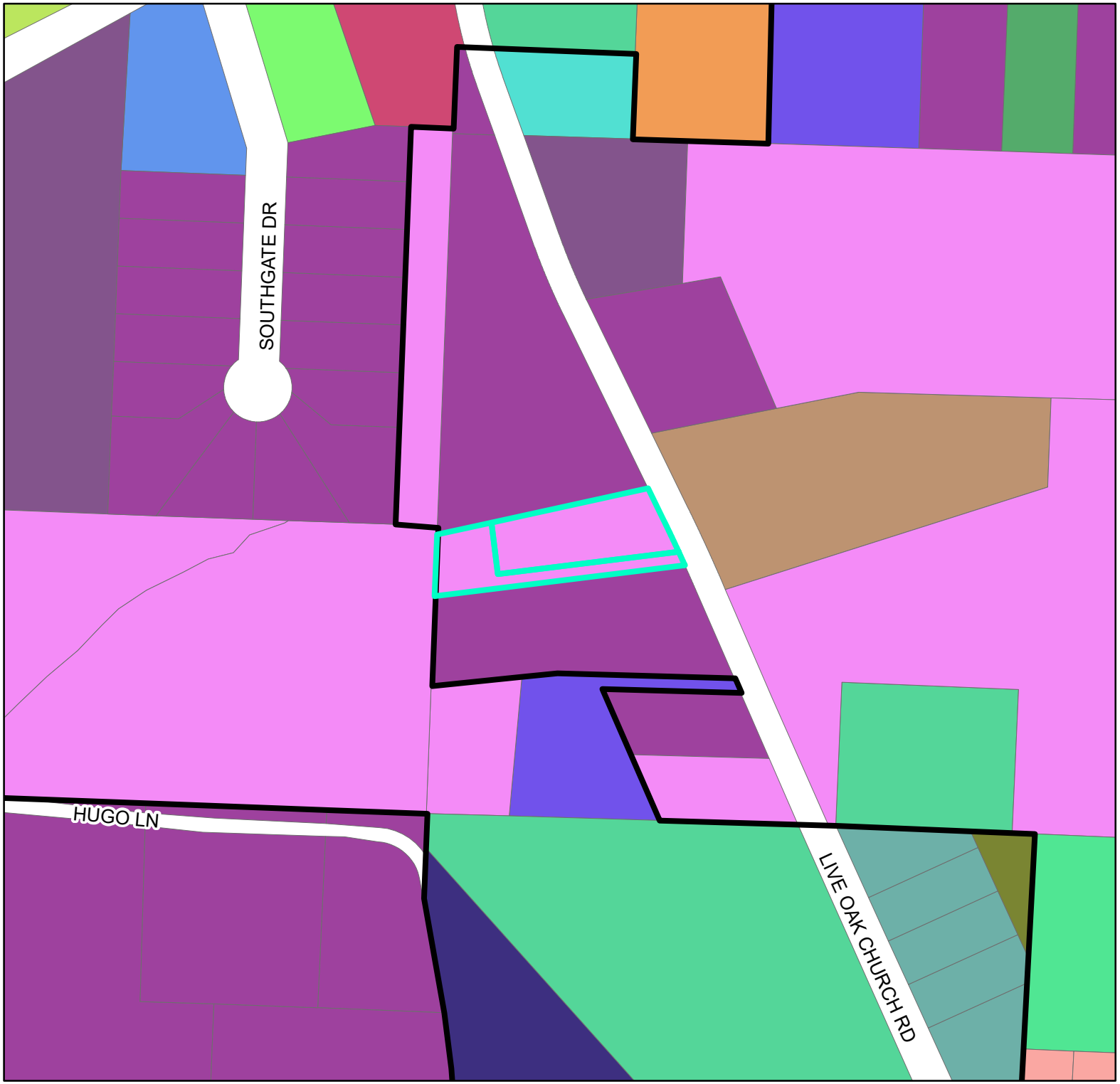
# Vicinity Map




N

Not to Scale

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




# Existing Use

N

0 100 200

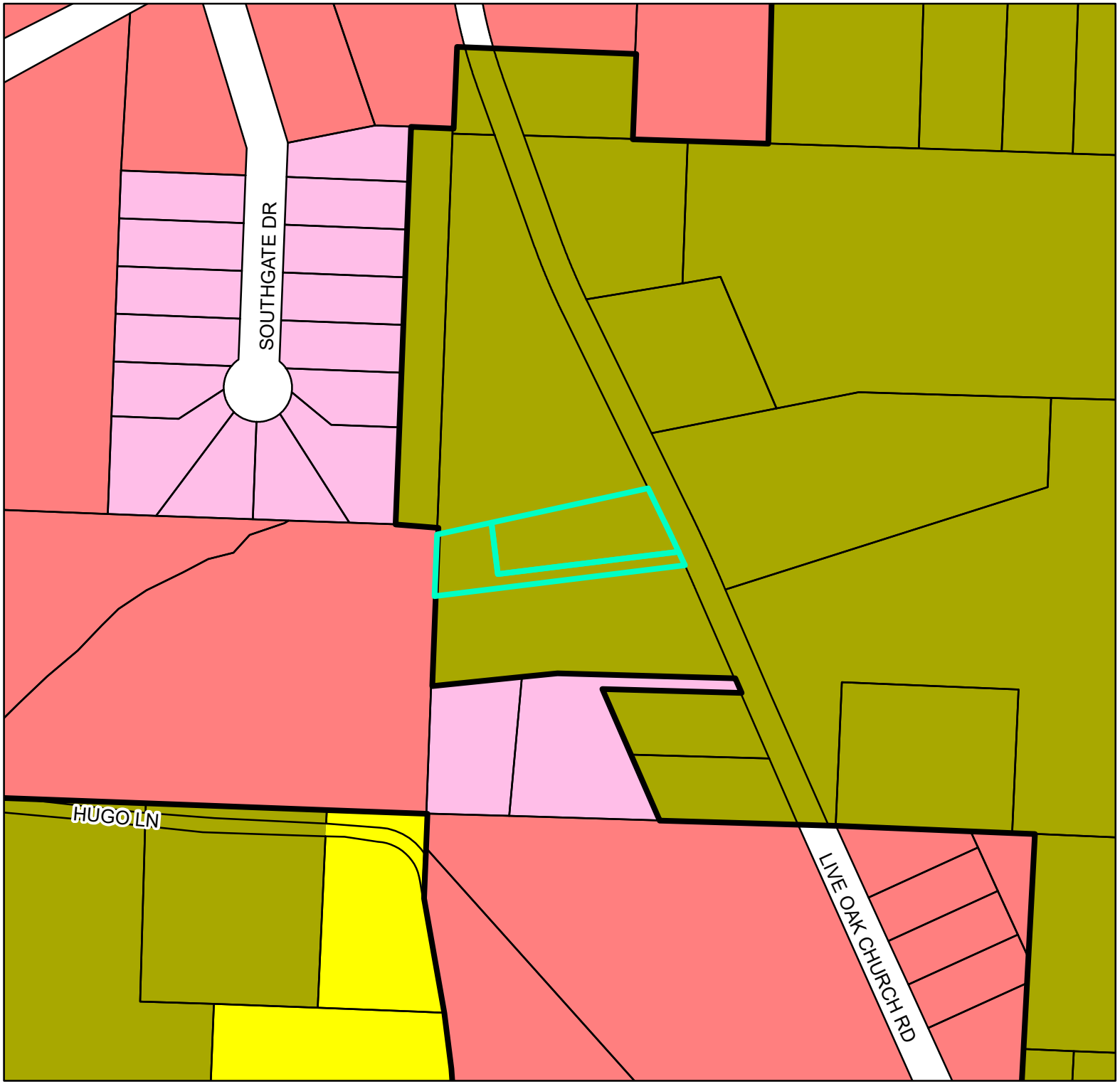
Feet

## Legend

- Subject Parcel
- City Limits

**Use Description**

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




# Current Future Land Use

N

0 100 200

Feet

## Legend

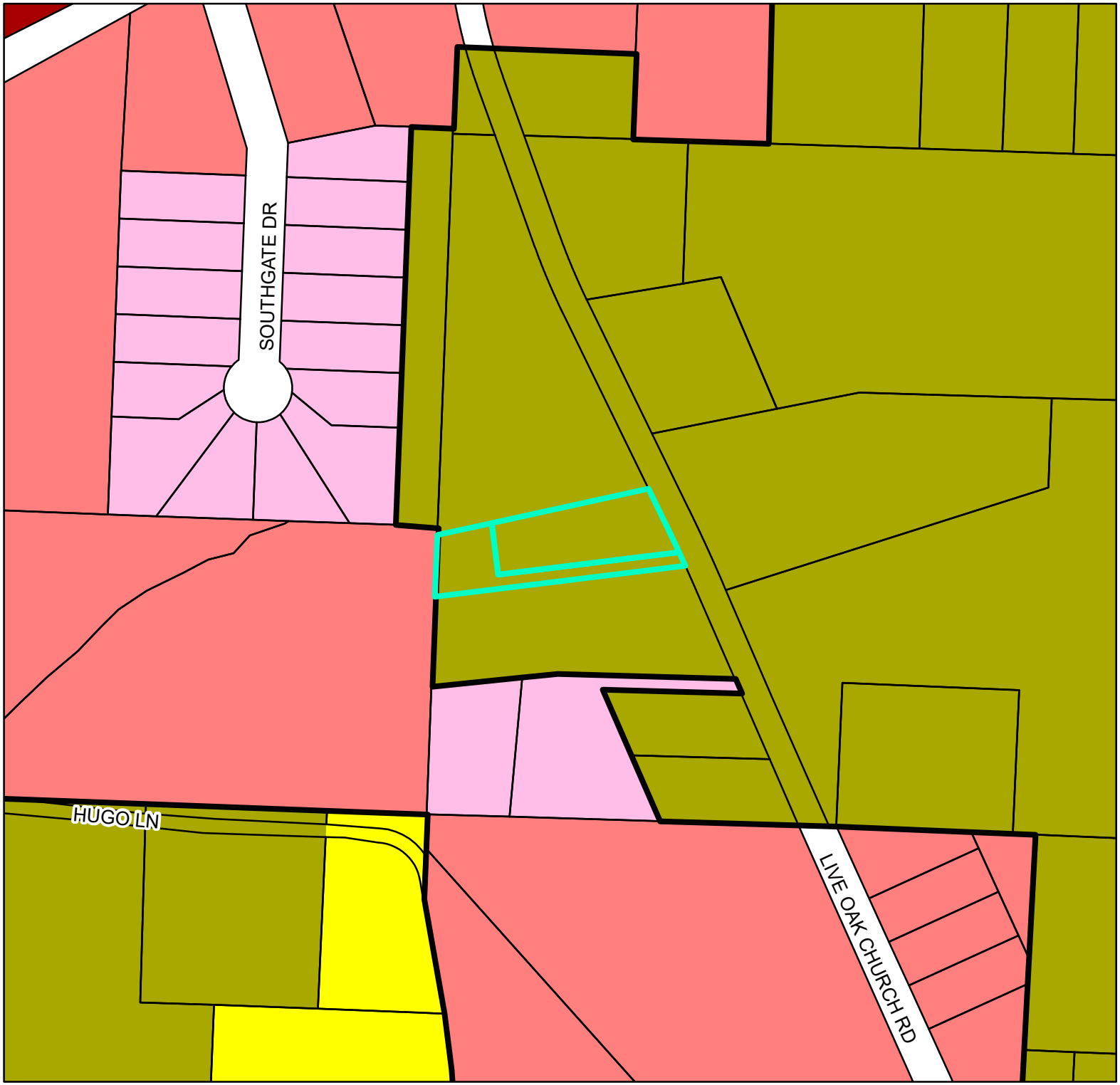
- Subject Parcel
- City Limits

**City Future Land Use**

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

**County Future Land Use**

- Low Density Residential (LDR)
- Mixed Use (MU)




# Current Zoning

N

0 100 200

Feet

## Legend

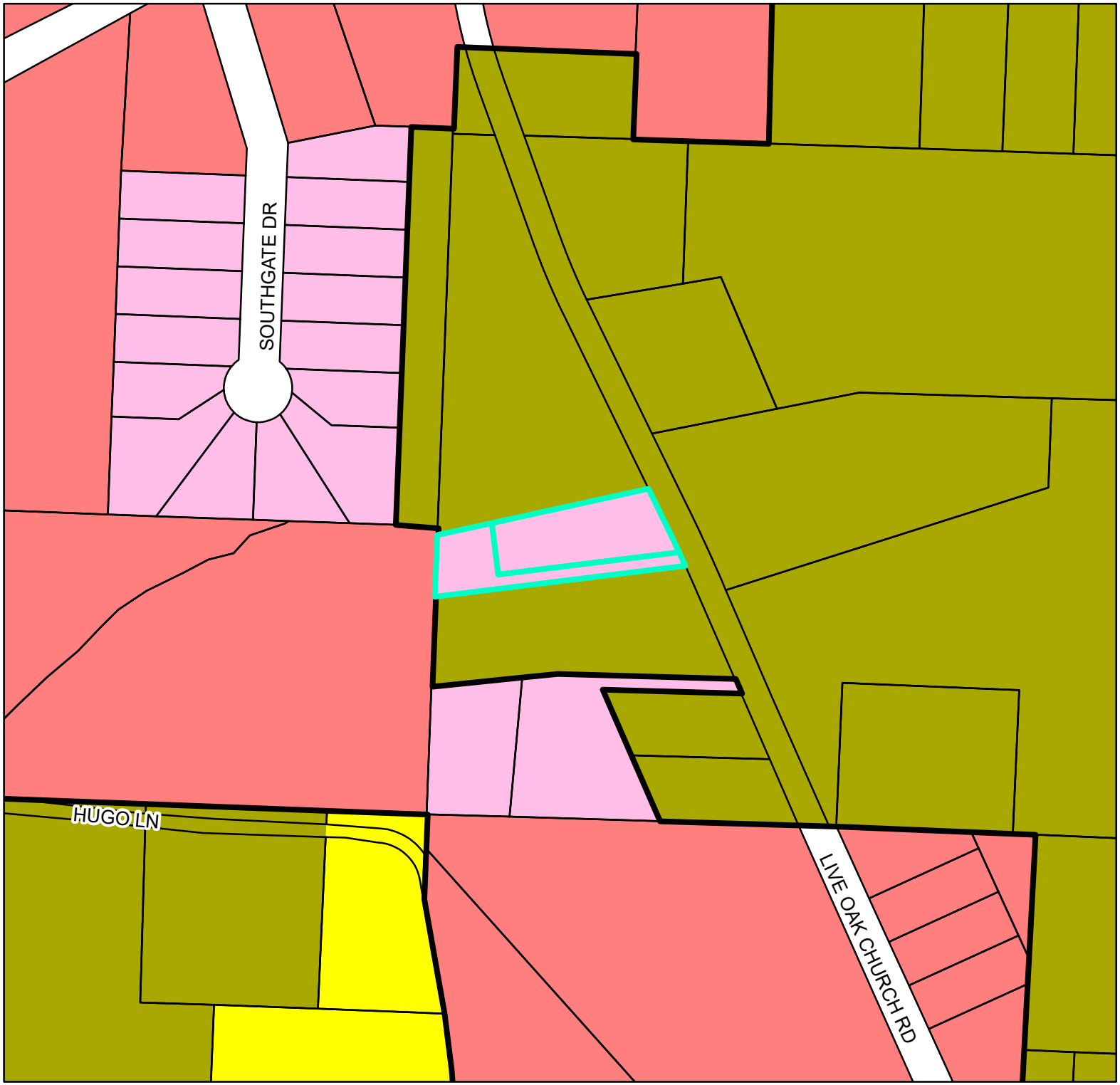
- Subject Parcel
- City Limits

**City Zoning**

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

**County Zoning**

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




# Proposed Future Land Use

N

0 100 200

Feet

## Legend

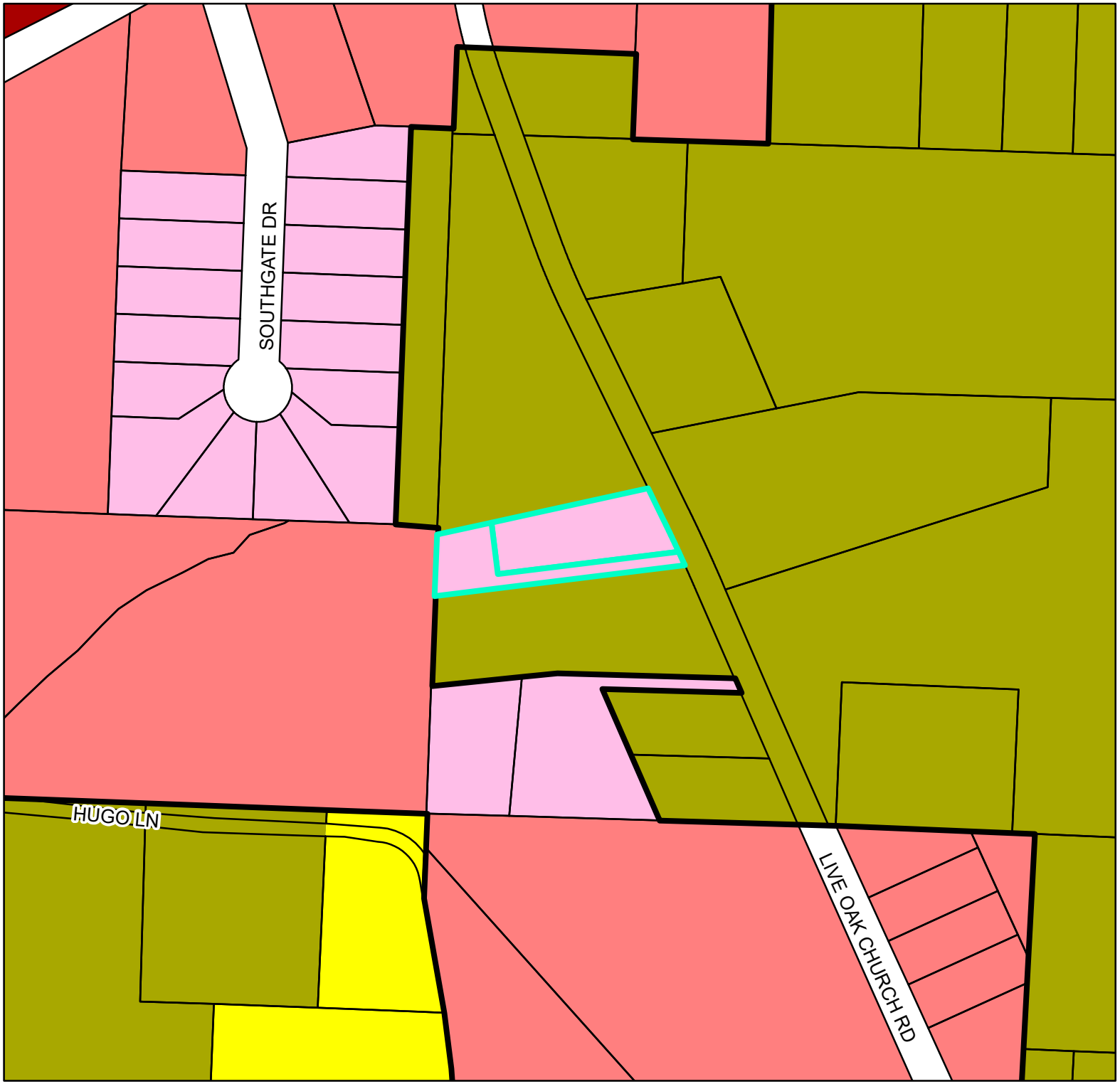
- Subject Parcel
- City Limits

**City Future Land Use**

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

**County Future Land Use**

- Low Density Residential (LDR)
- Mixed Use (MU)




# Proposed Zoning

N

0 100 200

Feet

## Legend

- Subject Parcel
- City Limits

**City Zoning**

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

**County Zoning**

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

CITY OF CRESTVIEW Item # 7.

# Staff Report

PLANNING AND DEVELOPMENT
BOARD MEETING DATE: December 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: | 11/26/2024 |
| SUBJECT: | 6. Ordinance 1988 Live Oak Church Road Comp Plan Amendment |

**BACKGROUND:**

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

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

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

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 1988 on December 9, 2024 for the first reading.

**DISCUSSION:**

The property description is as follows:

| | |
|---|---|
| Property Owner: | 2022MP LLC<br>MKP Contracting LLC |
| Parcel ID: | 32-3N-23-0000-0010-0020<br>32-3N-23-0000-0010-0010 |
| Site Size: | 0.85 acres |
| Current FLU: | Okaloosa County Mixed-Use |
| Current Zoning: | Okaloosa County Mixed-Use |
| Current Land Use: | Vacant |

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

| Direction | FLU | Zoning | Existing Use |
|---|---|---|---|
| North | Okaloosa County Mixed-Use | Okaloosa County Mixed-Use | Residential |
| East | Okaloosa County Mixed-Use | Okaloosa County Mixed-Use | Commercial |
| South | Okaloosa County Mixed-Use | Okaloosa County Mixed-Use | Residential |
| West | Commercial (C) | Commercial Low-Intensity District (C-1) | Vacant |

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

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on October 11, 2024. The property was posted on October 21, 2024. An advertisement ran in the Crestview News Bulletin on October 24 & 31, 2024.

## GOALS & OBJECTIVES

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

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

*Financial Sustainability* – Achieve long term financial sustainability.

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

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

*Community Character* – Promote desirable growth with a hometown atmosphere.

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

*Community Culture* – Develop a specific identity for Crestview.

## FINANCIAL IMPACT

The fees for the comprehensive plan amendment have been waived for this application as it was received during the moratorium on annexation fees. There is no additional cost of advertising as the comprehensive plan amendment request was included in the advertisement for annexation.

## RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1988.

## Attachments

1. PZ-2024-39-Exhibit Packet

**ORDINANCE: 1988**

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

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

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

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

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

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

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

D. This amendment involves changing the future land use designation from Okaloosa County Mixed Use to Mixed-Use (MU) on a parcel of land containing 0.85 acres, more or less, lying within the corporate limits of the City; and

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

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

**SECTION 4 – FUTURE LAND USE MAP AMENDMENT.** The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 0.85 acres of land, more or less, from Okaloosa County Mixed Use to Mixed-Use (MU). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 0.85 acres, more or less, is known as Parcel 32-3N-23-0000-0010-0020 and 32-3N-23-0000-0010-0010 and commonly described as:

PARCEL 1:

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

COMMENCE AT A 4"x4" CONCRETE MONUMENT WITH NO IDENIFICATION MARKING THE PURPORTED SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N02°52'32"E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 188.84 FEET TO A ONE HALF INCH IRON ROD WITH NO IDENIFICATION MARKING THE SOUTHWEST CORNER OF THE PARENT TRACT OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3292, PAGE 456; THENCE NORTH 03°04'08" EAST FOR A DISTANCE OF 131.46 FEET TO A POINT BEING THE SOUTHWEST CORNER AND POINT OF BEGINNING OF SAID PARCEL 1; THENCE NORTH 82°57'58" EAST FOR A DISTANCE OF 366.61 FEET TO A HALF INCH IRON ROD (LB#7191) ON THE WEST RIGHT OF WAY LINE OF LIVE OAK CHURCH ROAD BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 2491.28 FEET; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 0°36'10" FOR A DISTANCE OF 26.21 FEET (CHORD DISTANCE OF 26.21 FEET; CHORD BEARING NORTH 24°29'10" WEST) TO A POINT ON SAID RIGHT OF WAY; DEPARTING SAID WEST RIGHT OF WAY THENCE SOUTH 82°57'58" WEST FOR A DISTANCE OF 261.10 FEET TO A POINT; THENCE NORTH 07°01'26" WEST FOR A DISTANCE OF 76.02 FEET TO A POINT ON THE NORTH LINE OF THE SUBJECT PARCEL; THENCE SOUTH 76°46'14" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 81.60 FEET TO THE NORTHWEST CORNER OF THE SUBJECT PARCEL; THENCE SOUTH 03°04'08" WEST FOR A DISTANCE OF 93.72 FEET; TO THE POINT OF BEGINNING.

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

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

The Mixed-Use (MU) Future Land Use Category is hereby imposed on Parcel 32-3N-23-0000-0010-0020 and 32-3N-23-0000-0010-0010. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows Parcel 32-3N-23-0000-0010-0020 and 32-3N-23-0000-0010-0010 thereon.

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

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

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

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

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

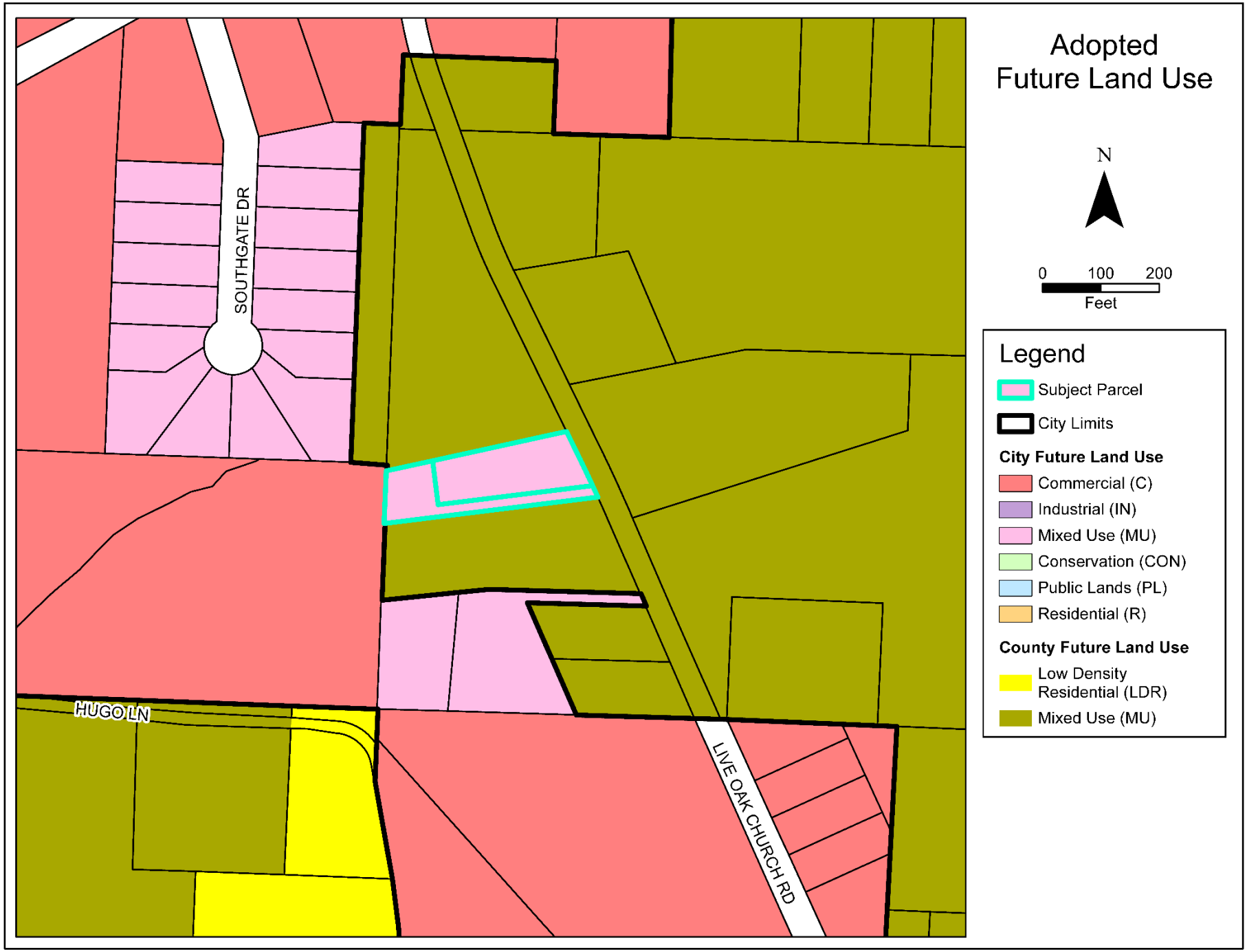
Passed and adopted on second reading by the City Council of Crestview, Florida on the 13th day of January, 2025.

ATTEST:

_____
Maryanne Girard
City Clerk

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

_____
J. B. Whitten
Mayor


Adopted
Future Land Use
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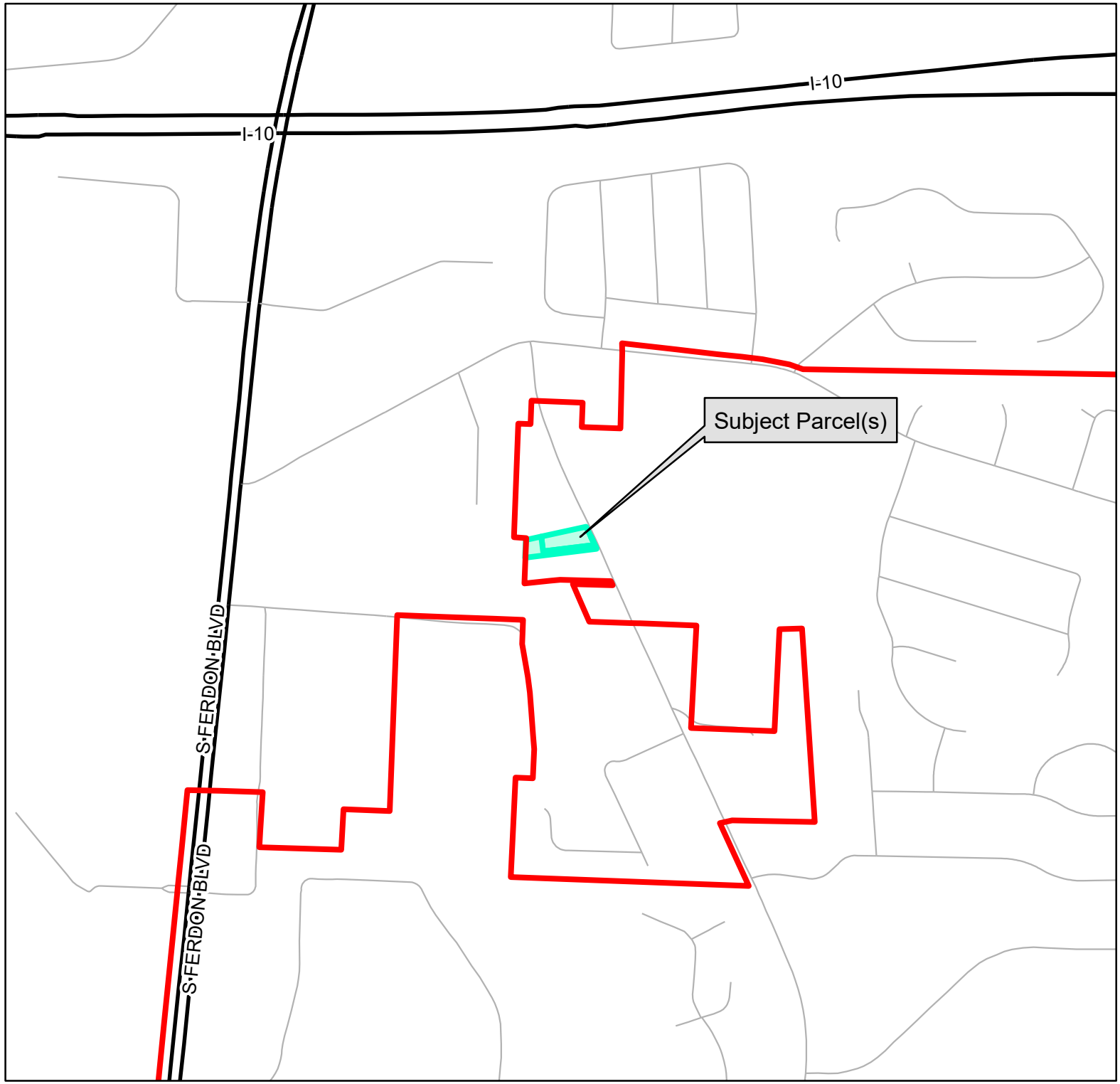


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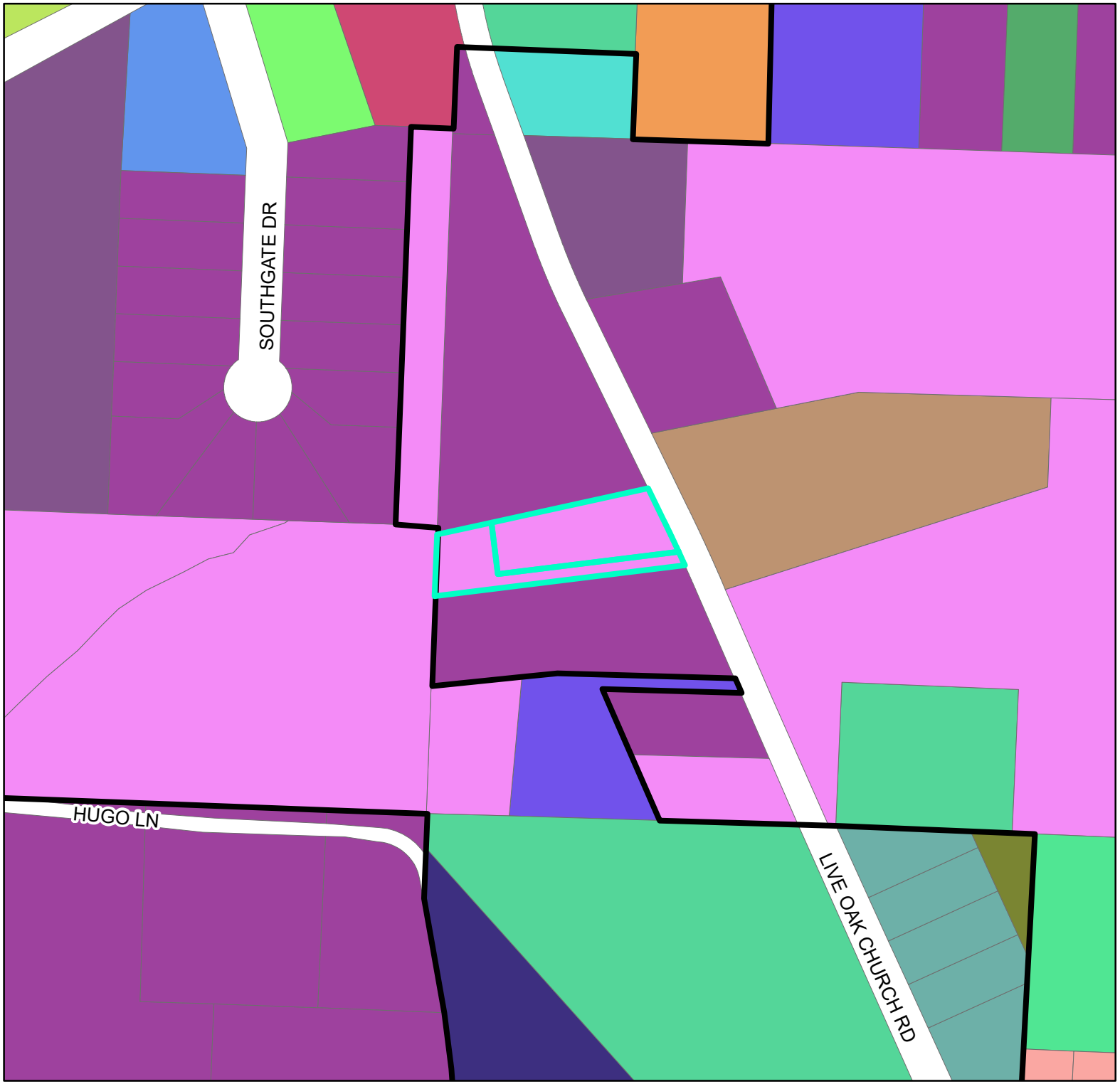


# Existing Use

N

0 100 200

Feet

## Legend

- Subject Parcel
- City Limits

**Use Description**

- COMMON AREA
- COMMUNITY SHOPPING
- LIGHT MANUFACTURE
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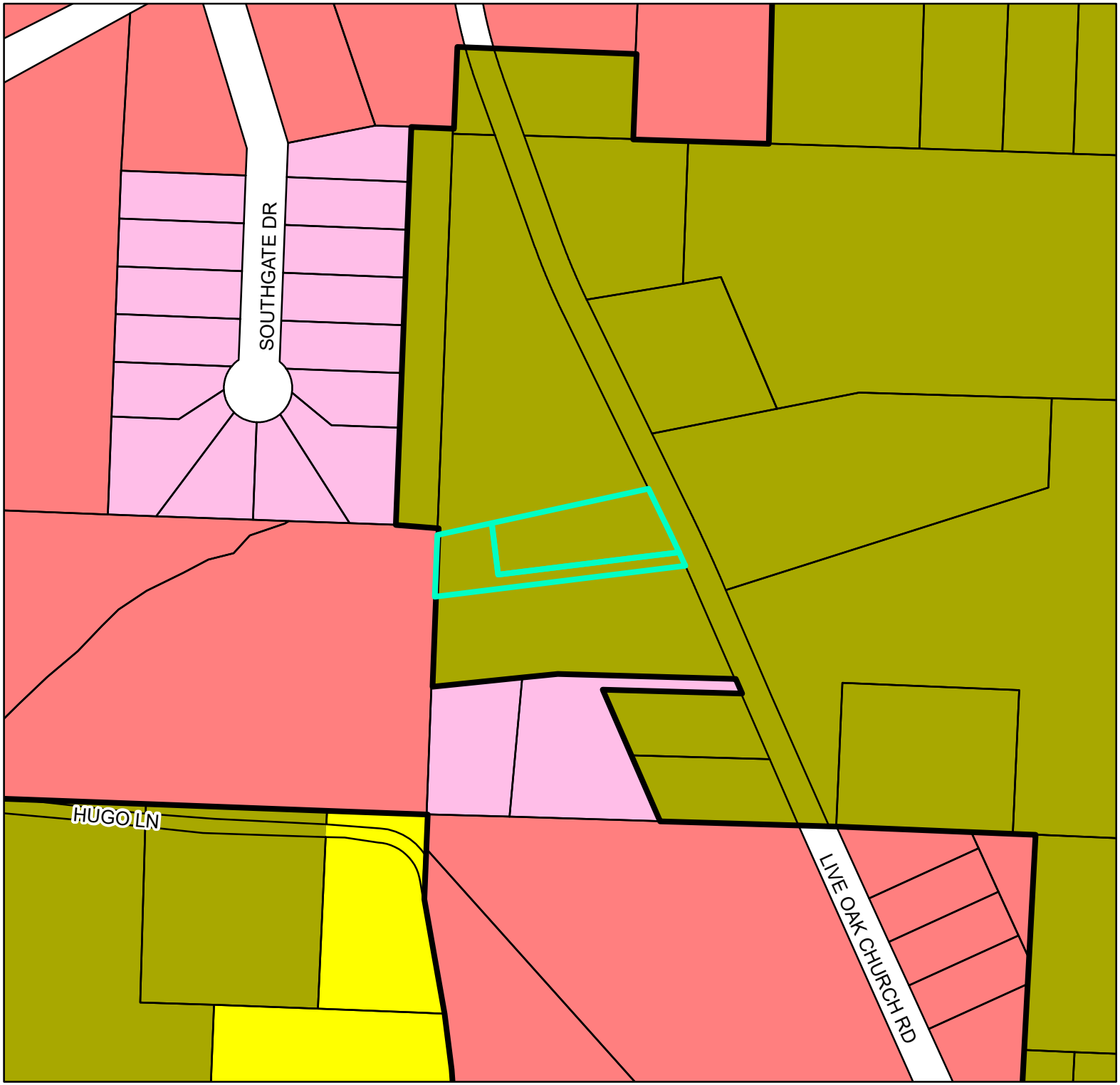


# Current Future Land Use

N

0 100 200

Feet

## Legend

- Subject Parcel
- City Limits

**City Future Land Use**

- Commercial (C)
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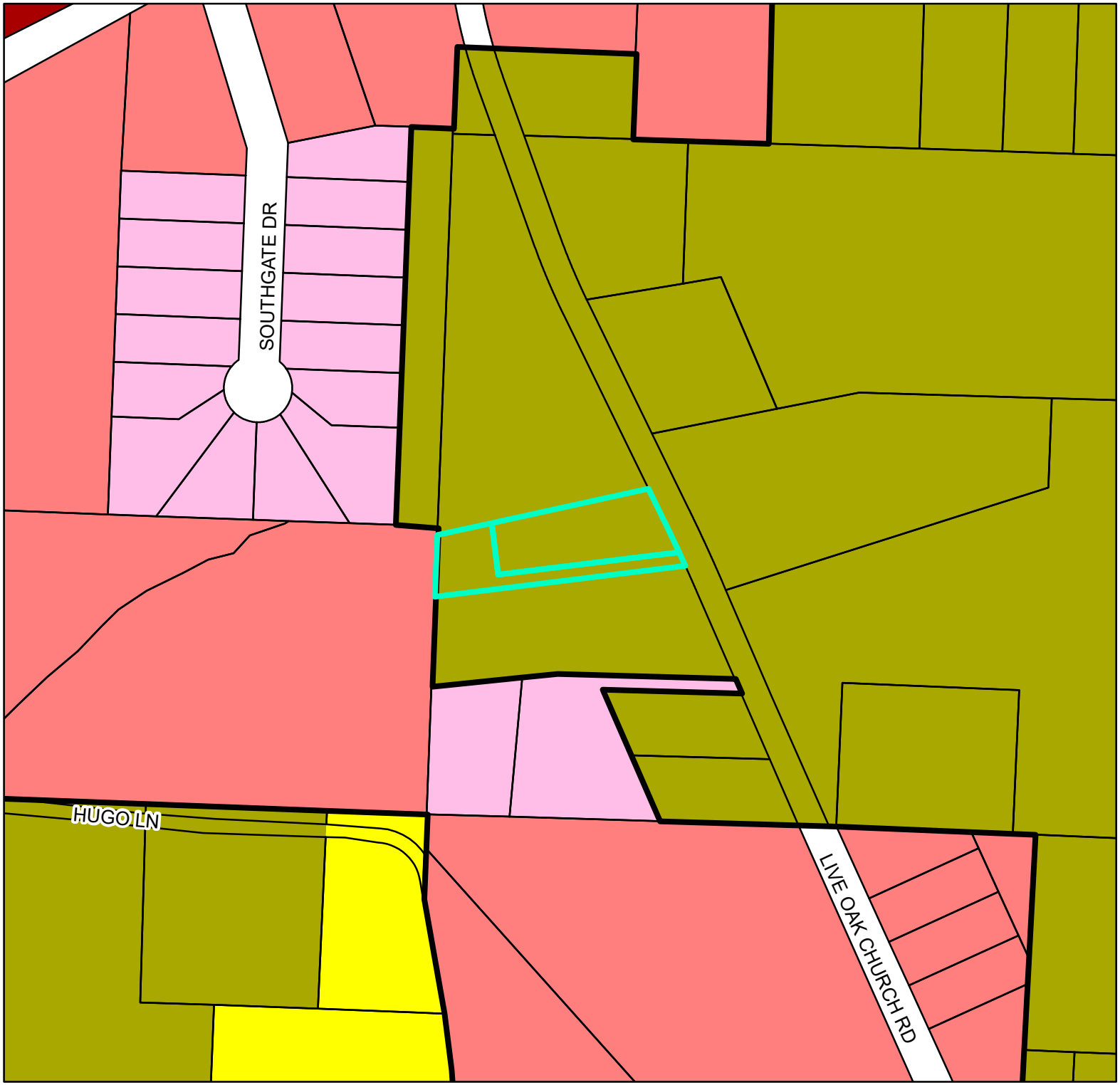



# Current Zoning

N

0 100 200

Feet

## Legend

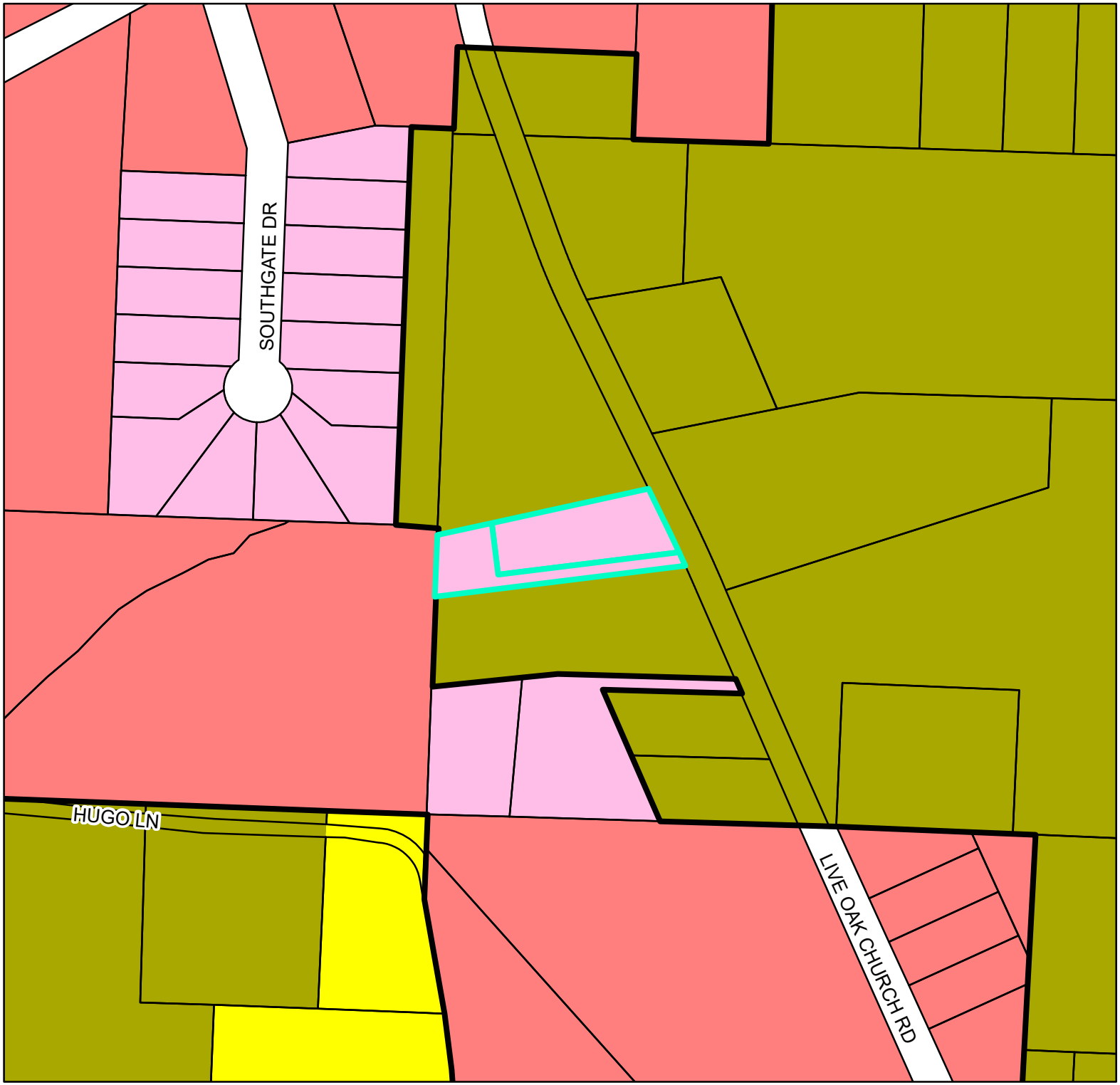
- Subject Parcel
- City Limits

**City Zoning**

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

**County Zoning**

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




# Proposed Future Land Use

N

0 100 200

Feet

## Legend

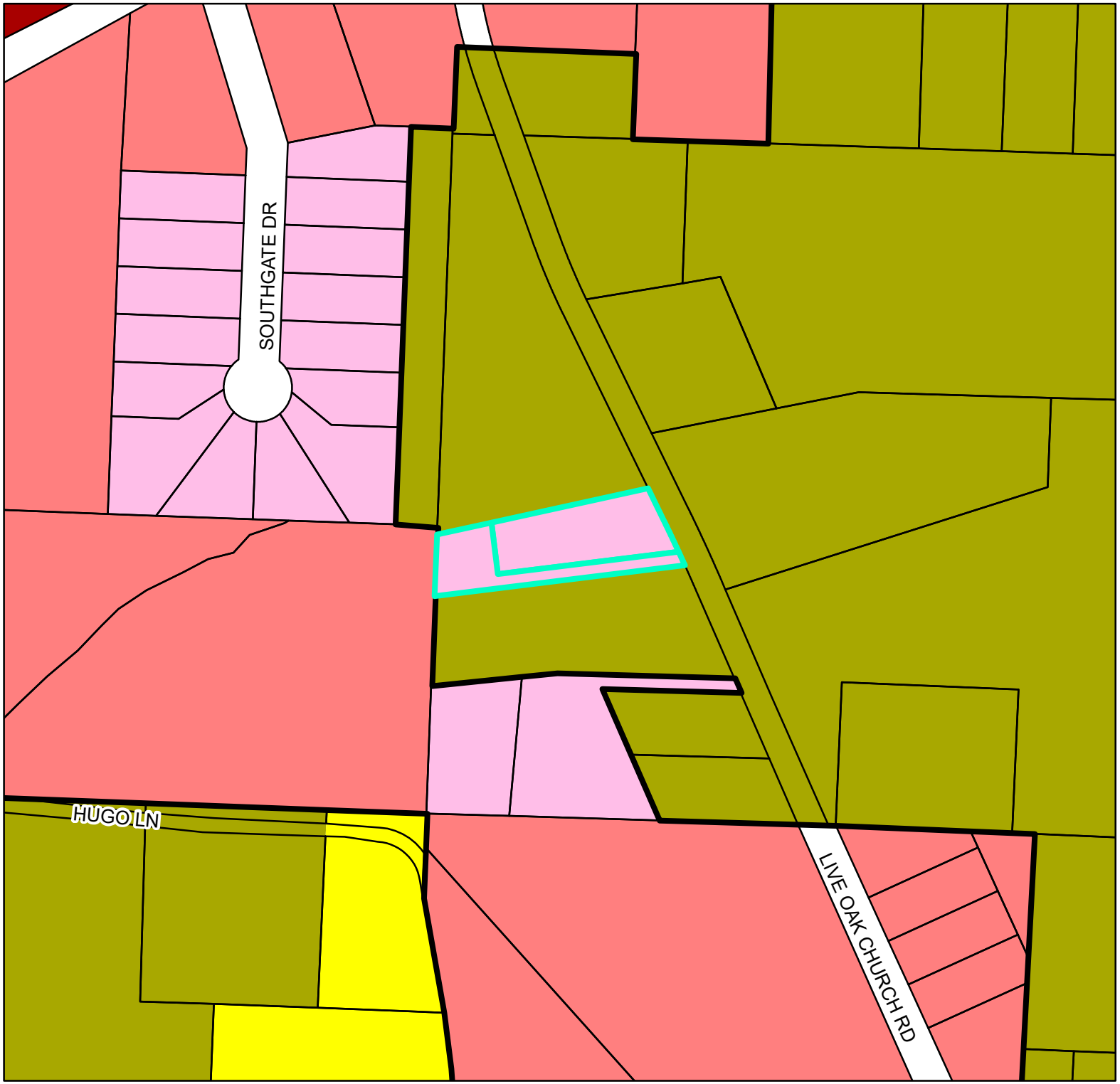
- Subject Parcel
- City Limits

**City Future Land Use**

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

**County Future Land Use**

- Low Density Residential (LDR)
- Mixed Use (MU)




# Proposed Zoning

N

0 100 200

Feet

## Legend

- Subject Parcel
- City Limits

**City Zoning**

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

**County Zoning**

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

CITY OF CRESTVIEW

Item # 7.

# Staff Report

PLANNING AND DEVELOPMENT
BOARD MEETING DATE: December 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: | 11/26/2024 |
| SUBJECT: | 7. Ordinance 1989 Live Oak Church Road Rezoning |

**BACKGROUND:**

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

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

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

The request for rezoning will be presented to City Council via Ordinance 1989 on December 9, 2024 for the first reading.

**DISCUSSION:**

The property description is as follows:

| | |
|---|---|
| Property Owner: | 2022MP LLC<br>MKP Contracting LLC |
| Parcel ID: | 32-3N-23-0000-0010-0020<br>32-3N-23-0000-0010-0010 |
| Site Size: | 0.85 acres |
| Current FLU: | Okaloosa County Mixed-Use |
| Current Zoning: | Okaloosa County Mixed-Use |
| Current Land Use: | Vacant |

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

| Direction | FLU | Zoning | Existing Use |
|---|---|---|---|
| North | Okaloosa County Mixed-Use | Okaloosa County Mixed-Use | Residential |
| East | Okaloosa County Mixed-Use | Okaloosa County Mixed-Use | Commercial |
| South | Okaloosa County Mixed-Use | Okaloosa County Mixed-Use | Residential |
| West | Commercial (C) | Commercial Low-Intensity District (C-1) | Vacant |

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

Staff reviewed the request for rezoning and finds the following:

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on October 11, 2024. The property was posted on October 21, 2024. An advertisement ran in the Crestview News Bulletin on October 24 & 31, 2024.

## GOALS & OBJECTIVES

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

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

*Financial Sustainability* – Achieve long term financial sustainability.

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

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

*Community Character* – Promote desirable growth with a hometown atmosphere.

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

*Community Culture* – Develop a specific identity for Crestview.

## FINANCIAL IMPACT

The fees for the rezoning request have been waived for this application as it was received during the moratorium on annexation fees. There is no additional cost of advertising as the rezoning request was included in the advertisement for annexation.

## RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 1989.

## Attachments

1. PZ-2024-39-Exhibit Packet

**ORDINANCE: 1989**

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

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

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

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

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

PARCEL 1:

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

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

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

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

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

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

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

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

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

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

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

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

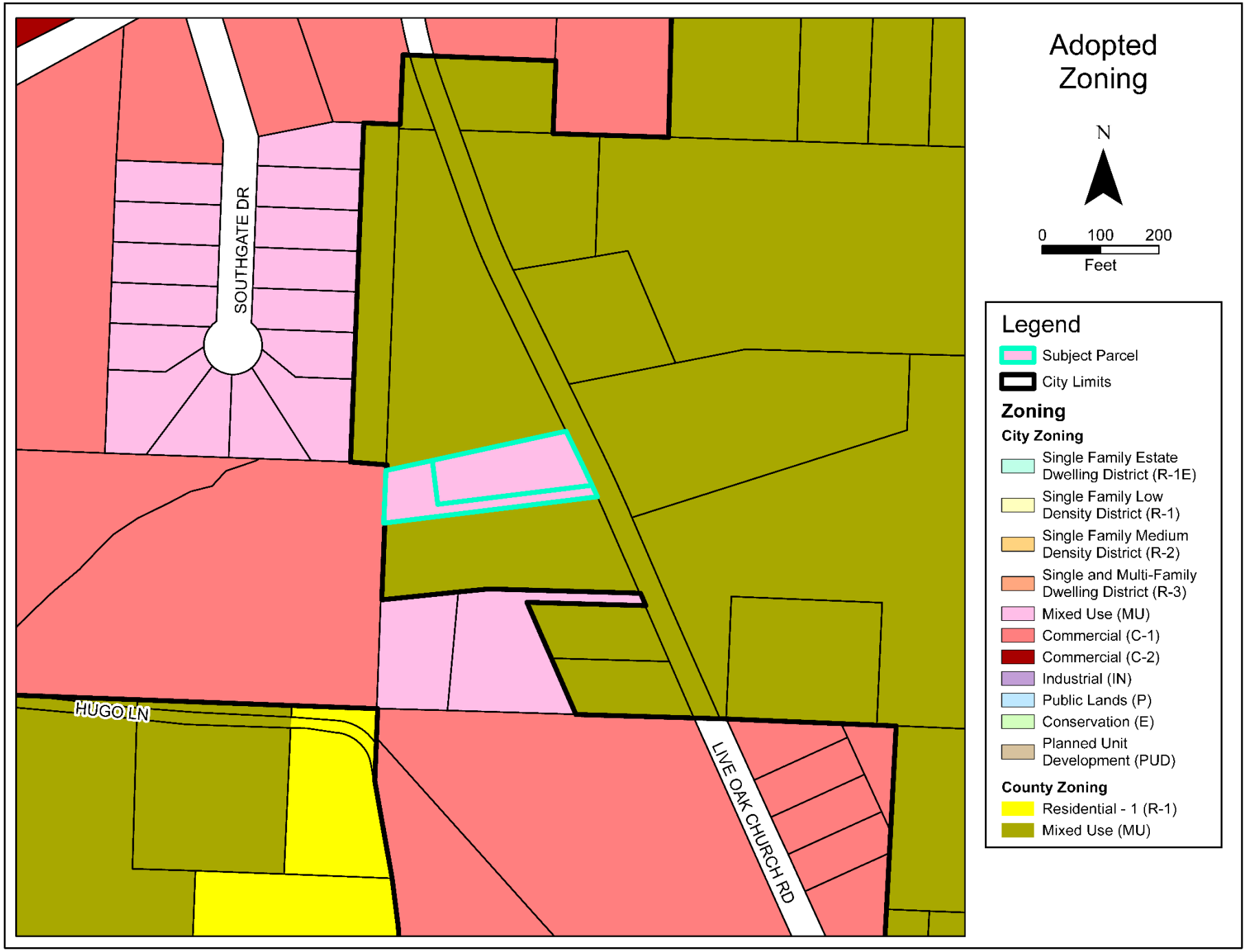
Passed and adopted on second reading by the City Council of Crestview, Florida on the 13th day of January, 2025.

ATTEST:

_____
Maryanne Girard
City Clerk

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

_____
J. B. Whitten
Mayor


Adopted Zoning
N
0 100 200
Feet
Legend
Subject Parcel
City Limits
Zoning
City Zoning
Single Family Estate Dwelling District (R-1E)
Single Family Low Density District (R-1)
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Mixed Use (MU)
Commercial (C-1)
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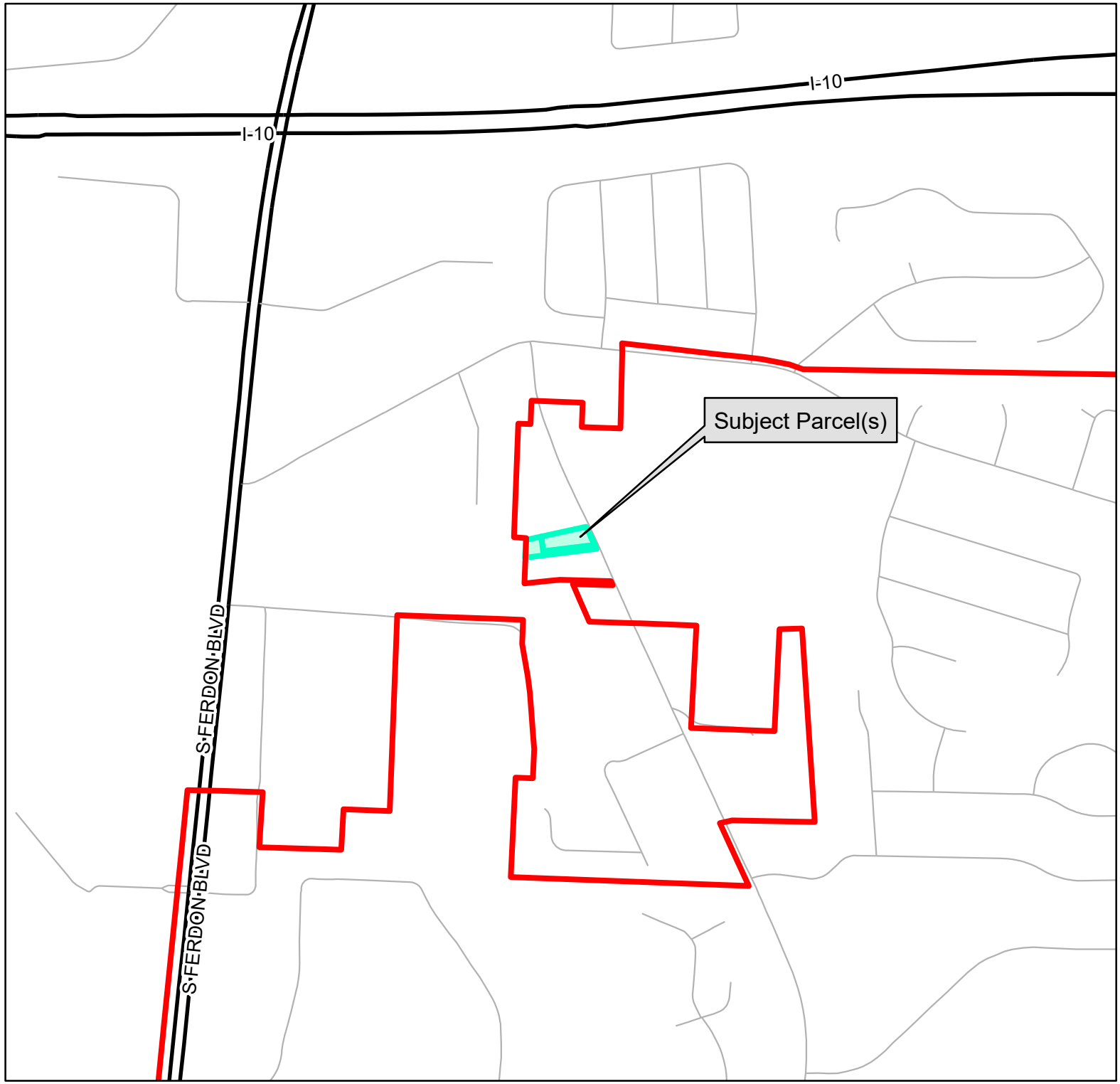
Industrial (IN)
Public Lands (P)
Conservation (E)
Planned Unit Development (PUD)
County Zoning
Residential - 1 (R-1)
Mixed Use (MU)
SOUTHGATE DR
HUGO LN
LIVE OAK CHURCH RD

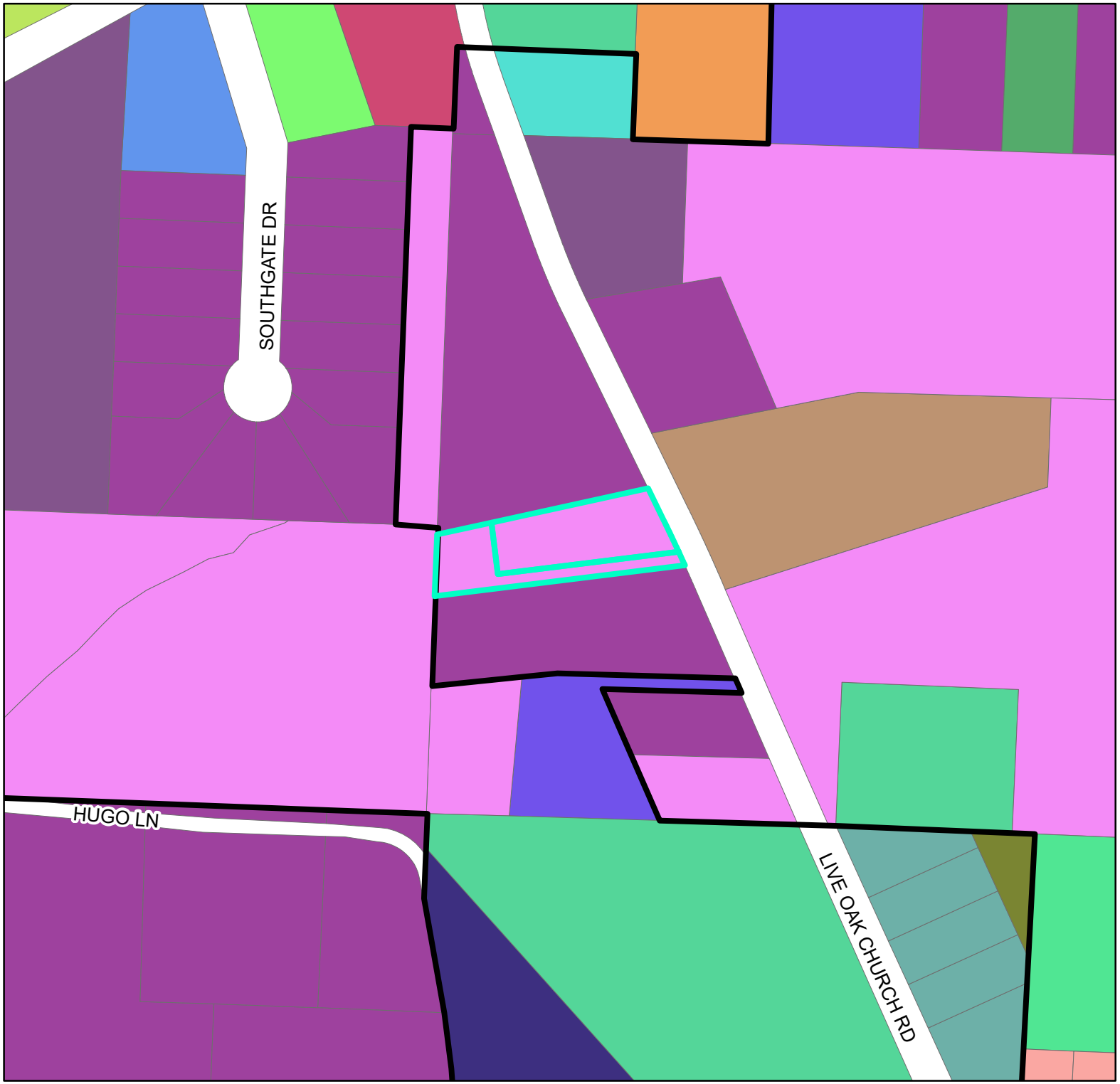
# Vicinity Map




N

Not to Scale

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




# Existing Use

N

0 100 200

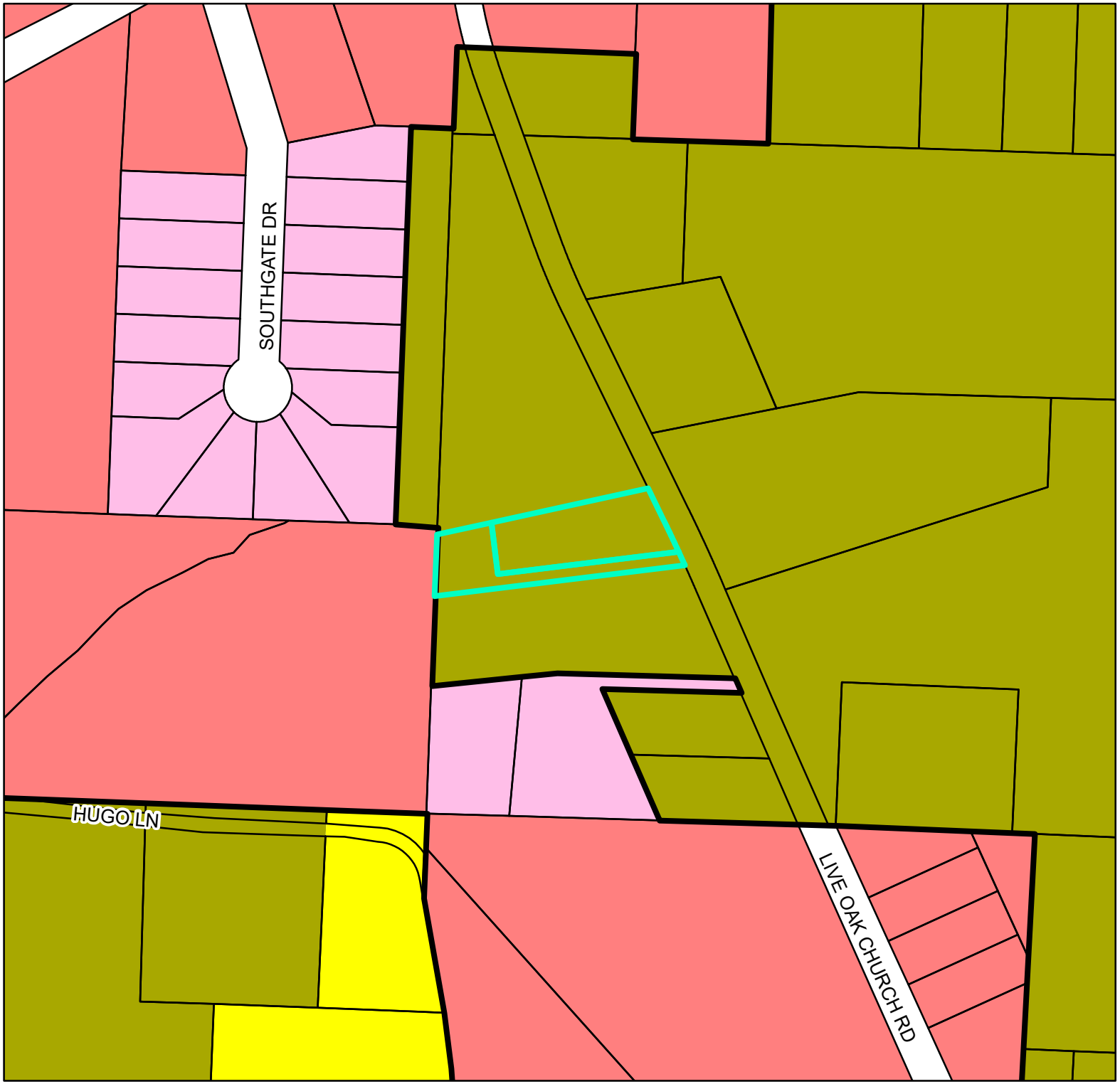
Feet

## Legend

- Subject Parcel
- City Limits

**Use Description**

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




# Current Future Land Use

N

0 100 200

Feet

## Legend

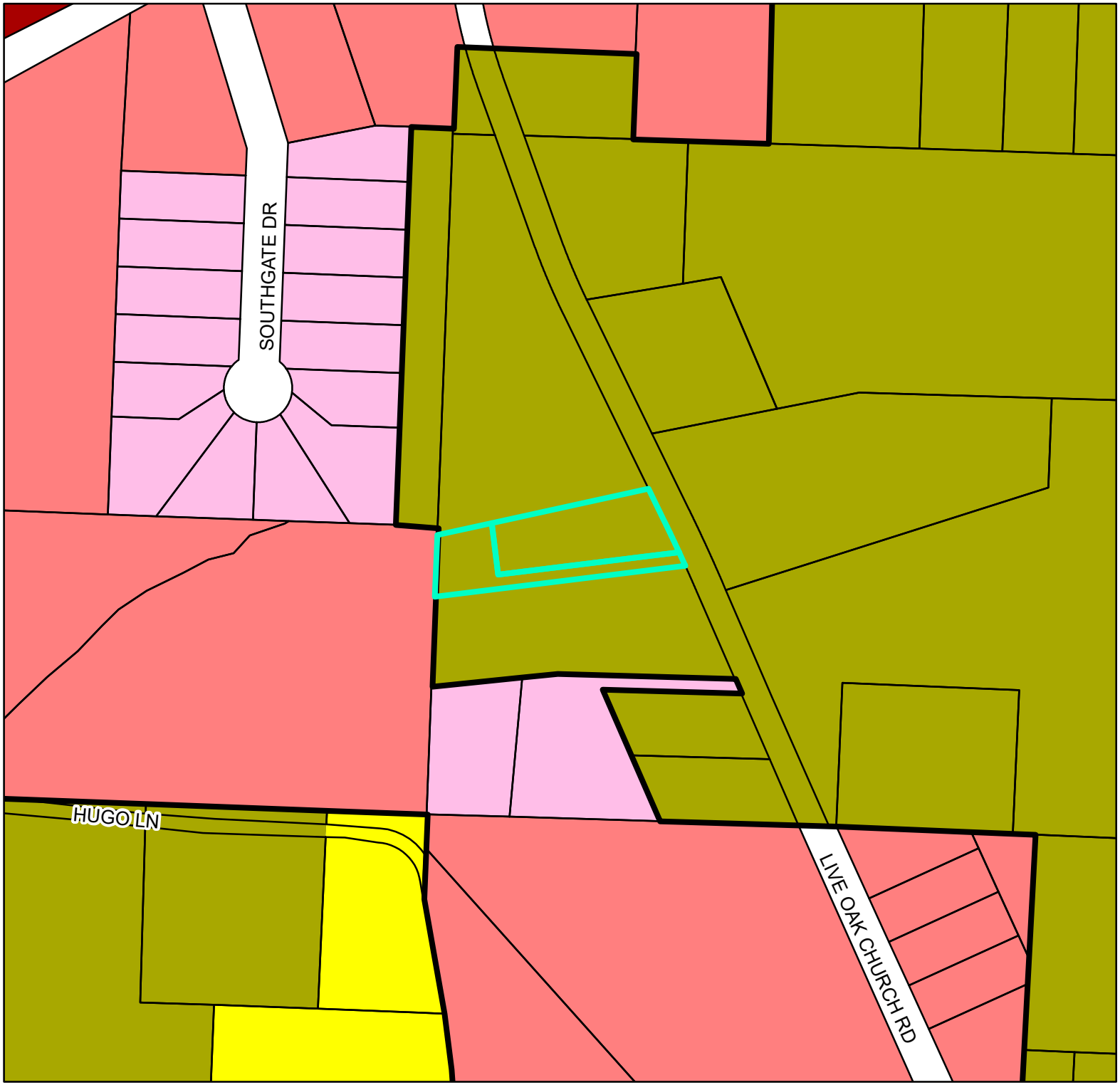
- Subject Parcel
- City Limits

**City Future Land Use**

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

**County Future Land Use**

- Low Density Residential (LDR)
- Mixed Use (MU)




# Current Zoning

N

0 100 200

Feet

## Legend

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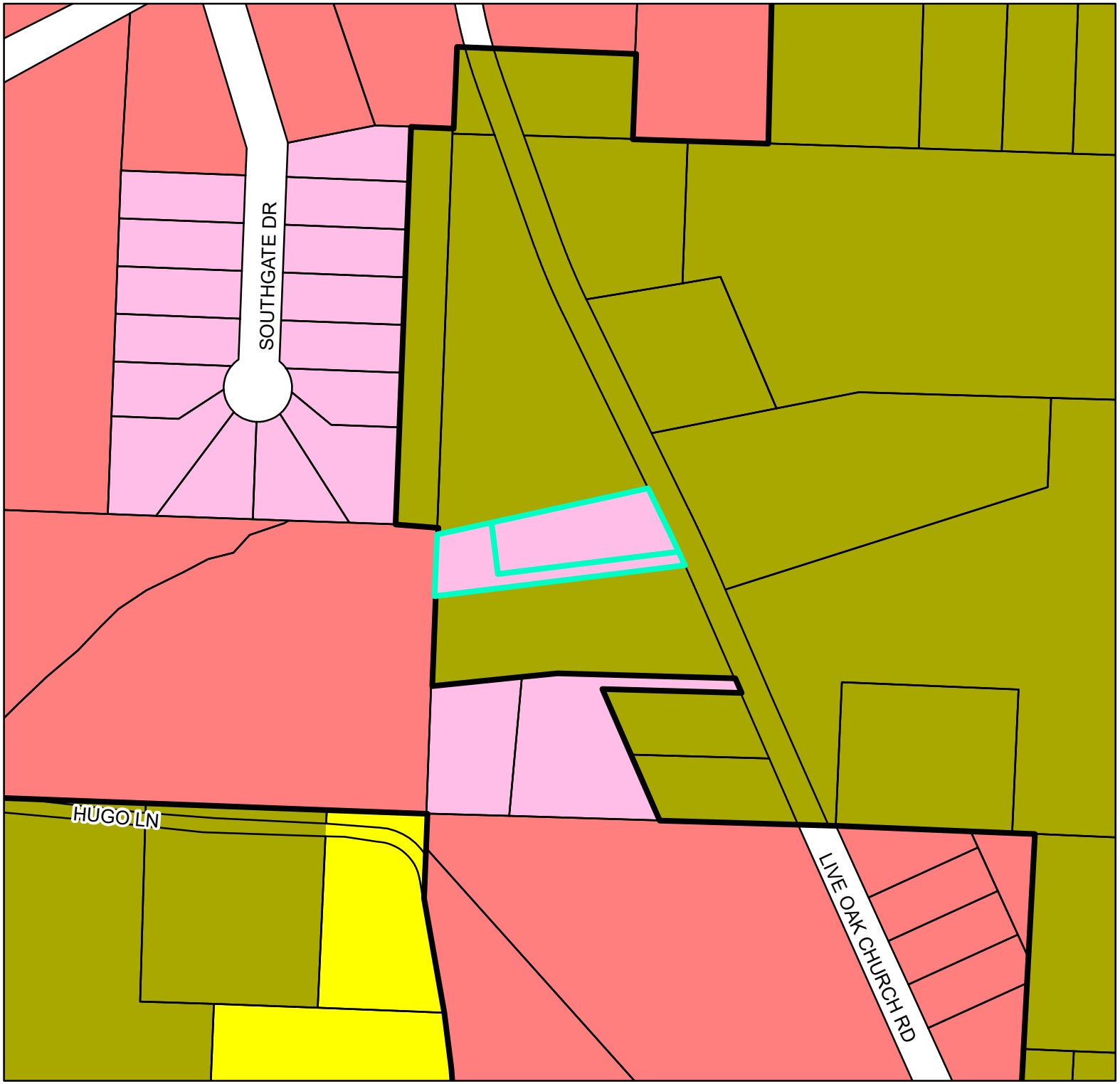
**County Zoning**

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




# Proposed Future Land Use

N

0 100 200

Feet

## Legend

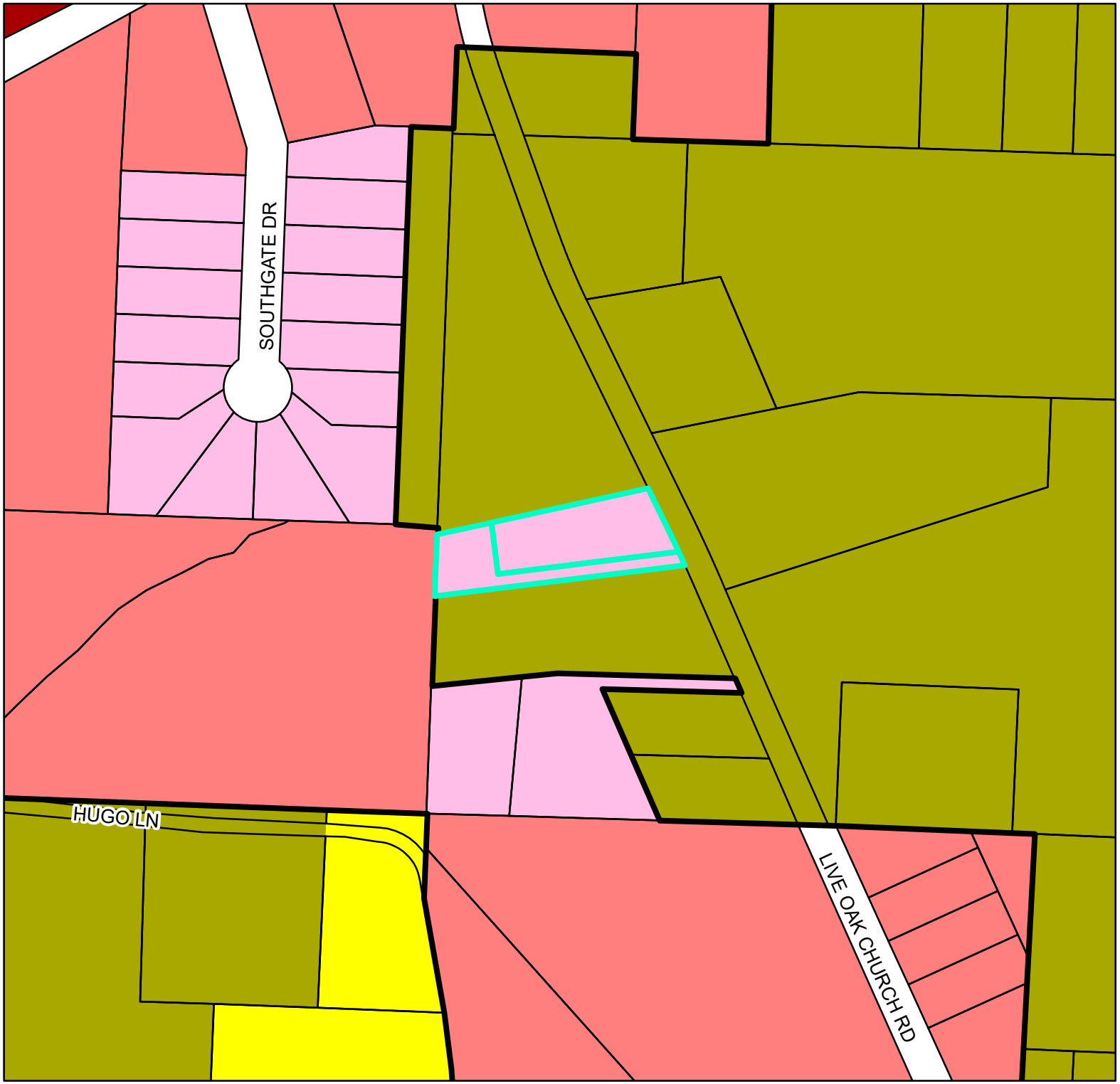
- Subject Parcel
- City Limits

**City Future Land Use**

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

**County Future Land Use**

- Low Density Residential (LDR)
- Mixed Use (MU)




# Proposed Zoning

N

0 100 200

Feet

## Legend

- Subject Parcel
- City Limits

**City Zoning**

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- Mixed Use (MU)
- Commercial (C-1)
- Commercial (C-2)
- Industrial (IN)
- Public Lands (P)
- Conservation (E)
- Planned Unit Development (PUD)

**County Zoning**

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

CITY OF CRESTVIEW

Item # 11.

# Staff Report

PLANNING AND DEVELOPMENT
BOARD MEETING DATE: December 2, 2024
TYPE OF AGENDA ITEM: Presentation

| | |
|---|---|
| TO: | Planning and Development Board |
| CC: | City Manager and City Attorney |
| FROM: | Community Development Services |
| DATE: | 10/30/2024 |
| SUBJECT: | 1. Director's Report |

**BACKGROUND:**

This is a presentation of development activities that have occurred since the last Director's Update.

**DISCUSSION:**

| | |
|---|---|
| Development Orders Issued: | 10/22/24 - Pen Air Credit Union - 2,625 square foot credit union located on approximately 1.5 acres, south of the Publix at Northcrest development.<br><br>10/22/24 - Legacy Place Subdivision - 167 lot subdivision located on approximately 81 acres, south of Adams Drive, west of Walter Avenue, and east of Pandora Drive. |
| Final Plats: | No final plats have been approved or recorded since the last Planning and Development Board Meeting. |
| New Development Applications: | 10/10/24 - Freedom Walk Subdivision - 475 lot subdivision development located on 156 acres located on Old Bethel Road. |
| Additional Developments in Review | Trammel Creek Village - 258-unit multifamily residential housing development, comprised of rental townhouses and rental single family apartments on approximately 35 acres located north of the Railroad tracks and south of our old sewer treatment plant on N Lloyd Street<br><br>The Cottages Apartments - 232-unit multifamily residential project located on approximately 36 acres on Antioch Road located west of Foxwood subdivision and north of the Fox Valley subdivision.<br><br>Spring Creek Court - 19-unit multifamily apartment development on approximately 1 acre, located west of the intersection of Bay Street and W Cobb Avenue. |

| | |
|---|---|
| | Crestview Preserve Subdivision - 36-unit townhouse subdivision located on 8 acres at the current end of Medcrest Drive.<br><br>Autozone - Proposed Autozone on 1.20 acres located on Industrial Drive, north of the Hancock Whitney bank and generally across from the CCB Community Bank and McDonalds on north Highway 85.<br><br>Sycamore Court - 38 apartment units on 1.91 acres, located northeast of the intersection of W Bowers Avenue and Bay Street. This project is northwest of Vineyard Village, the City's affordable housing development project. |

**GOALS & OBJECTIVES**

This item is consistent with the goals in A New View Strategic Plan 2020 as follows;
**Foundational**- these are the areas of focus that make up the necessary foundation of a successful local government.
*Communication*- To engage, inform and educate public and staff

**FINANCIAL IMPACT**

This item is informational in nature.

**RECOMMENDED ACTION**

No action required.

**Attachments**

None