

Crestview Comprehensive Plan: 2020

Ordinance No. 699
As Amended

CHAPTER 1

LEGAL

Section 1.01 Legal

WHEREAS, the Florida Legislature has enacted the Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Part II, Florida Statutes) which mandates the preparation of comprehensive plans and unified land development codes for all units of local government; and

WHEREAS, the Florida Legislature has reconfirmed that Chapters 163.3161 through 163.3215, Florida Statutes provide the necessary statutory direction and a basis for municipal and county officials to carry out their comprehensive planning and land development regulation powers, duties and responsibilities; and,

WHEREAS, the City Council of the City of Crestview, Florida has determined that this Ordinance is compatible with and furthers the State Comprehensive Plan, the West Florida Comprehensive Regional Policy Plan and the Okaloosa County Comprehensive Plan; and

WHEREAS, the City Council adopted the original Crestview Comprehensive Plan (Ordinance #699) on July 12, 1990, and said Plan was subsequently determined by the Florida Department of Community Affairs to be "In Compliance" with all relevant laws, rules and regulations; and

WHEREAS, periodically and consistent with the requirements of Florida Statutes, the City has analyzed and evaluated the Comprehensive Plan adopted in 1990, and all amendments thereto, and has amended the Plan in order to reflect changed conditions and circumstances in the City and changes in Law; and

WHEREAS, this Plan contains those changes and modifications;

NOW THEREFORE BE IT ORDERED BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA that this Ordinance is hereby adopted in conformance with Chapter 163, F.S., and provides an effective date and repeals all provisions of Ordinances or Resolutions in conflict herewith.

Section 1.02 Title: This Ordinance shall be known as the "CRESTVIEW COMPREHENSIVE PLAN: 2020" and also may be known as Ordinance No. 699, as amended.

Section 1.03 Jurisdiction: The lands subject to this Ordinance shall include all area within the corporate limits of the City of Crestview (and, as applicable, any areas to which the City provides municipal services).

Section 1.04 Intent: It is the intent of this Ordinance to provide orderly growth management for those areas identified in Section 1.03 above. This ordinance provides public policy mechanisms for growth management in order to serve the residents and property owners of Crestview (and of areas to which the City provides municipal services) and maintain and improve the quality of life for all citizens of the City.

The City Council of Crestview finds that the goals, objectives, policies and regulations set forth hereunder are a necessary and proper means for planning and regulating the development and use of land in the City (and, as applicable, areas to which the City provides municipal services) and for otherwise protecting and promoting the public health, safety, and general welfare of its citizens. It is the intent of this Ordinance that the Comprehensive Plan sets general guidelines and principles concerning its purposes and contents and that this Ordinance shall be construed broadly to accomplish its stated purposes and objectives.

Section 1.05 Effective Date: The effective date of this ordinance shall be the date a Final Order is issued by the State Land Planning Agency or the Administration Commission finding the revised Comprehensive Plan to be in compliance in accordance with §163.3184, Florida Statutes. The Department's "Notice of Intent" to find the amendment in compliance shall be deemed to be a Final Order if no timely petition challenging the revised Plan is filed. If applicable, the provisions of §163.3189(2)(b), F.S. also govern this ordinance and the revised Plan.

CHAPTER 2
ADMINISTRATION

Section 2.01 Local Planning Agency:

- (1) The Crestview Local Planning Agency (LPA) shall be as identified in Section 2-61 of the City Code (the Crestview Planning Board) and the local planning agency shall serve as the Land Development Regulation Commission. Membership on the LPA can include a representative of the Okaloosa County School District and a representative of the Air Force as ex-officio (non-voting) members, if desired by the District or the military. In any case, the City shall continue to provide information regarding matters to be considered by the LPA to the designated individual or office identified by the District or military as the point of contact for such matters.
- (2) Duties: The duties of the LPA shall be as specified in Chapter 163.3174, F.S. and include:
 - a. Be responsible for the preparation of the Comprehensive Plan and recommendations to the City Council regarding the adoption of the plan.
 - b. Monitor the effectiveness and status of implementation of the Comprehensive Plan and recommend to the City Council any changes in the plan as may, from time to time, be required.
 - c. Monitor, review and prepare periodic reports required by Chapter 163.3191 F.S. including regular assessments of the plan and preparation of the evaluation and appraisal report on the plan.
 - d. Review any proposed land development regulations, codes or amendments thereto and make recommendations to the City Council as to the consistency of proposed regulations, codes or amendments with the Comprehensive Plan.
 - e. Perform any other function, duty or responsibility assigned to it by the City Council of the City of Crestview or by general or special law.
- (3) Resources: The LPA may utilize any resources provided it by the City Council in furtherance of the duties and responsibilities of the LPA. These resources may include, but are not limited to, facilities and equipment of the City, temporary assignment of employees, utilization of City committees, consultants, persons or entities to prepare or assist in the preparation of the plan, amendments thereto or

any other land development regulation, proposed or existing, as it may deem appropriate.

Section 2.02 Administration: The Community Development Services Department of the City of Crestview, shall administer this Ordinance with assistance of other operating departments within the City, as necessary. In addition, assistance may be provided pursuant to Section 2.01(3) above. The LPA shall make recommendations regarding Comprehensive Planning and/or Land Development Regulations to the City Council for its consideration and action.

Section 2.03 Public Participation and Notice: Refer to Chapter 4 for public participation and notices.

CHAPTER 3

DEFINITIONS

3.01.01 RULES OF CONSTRUCTION: In the interpretation and construction of this Plan, the following definitions and rules of construction shall be observed, unless they are inconsistent with the manifest intent of the City Council or the context clearly requires otherwise.

Gender: Words or phrases in the masculine gender include the feminine and vice-versa.

Singular/Plural: Words in the singular include the plural and vice-versa.

Shall/May: The word “shall is mandatory and the word “may” is permissive.

Written or in writing: “Written” or “in writing” includes any representation of words, letters, or figures in the English language, whether by printing or otherwise and may include representations using electronic media.

Year: Year means 12 consecutive months or a 12-month calendar year.

Day: Day means a 24-hour calendar day.

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.

Definitions Adopted by Reference: 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.

3.02.00 DEFINITIONS: 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.

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 flood 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 V1 30, 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.

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.

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 means 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.

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.

Multifamily dwelling means any residential structure containing two or more separate dwelling units.

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 actually 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 Coastal Management and 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.

Storm water means the flow of water which results from, and that occurs immediately following, a rainfall.

Storm water 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 storm water on, through or from a site.

Storm water 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.

CHAPTER 4

PUBLIC PARTICIPATION

Section 4.01 Purpose: This Chapter establishes procedures in accordance with Chapter 163.3181, F.S. and pursuant to the Code of Ordinances of the City of Crestview.

Section 4.02 Intent: It is the intent of this Chapter and the City Code, that all citizens affected by Comprehensive Plans, the planning process or any land development regulation, proposed or enacted, be afforded the opportunity for input and comment throughout the preparation and enactment process.

Section 4.03 Procedures: It is the intent of this Ordinance that the procedures delineated in Chapter 3 of the Land Development Code (LDC) apply to the formal adoption process of the Comprehensive Plan, amendments to the Comprehensive Plan, preparation of the Land Development Code (LDC) including regulation of land subdivision, open space provisions, drainage and storm water management, floodplain development, environmentally sensitive areas, signage, parking, innovative land development regulations, impact fees, consideration of the Evaluation and Appraisal Report (EAR) and any other matters deemed appropriate by the City Council of the City of Crestview (reference Chapter 2 of the Foundation Documents, and the Code of Ordinances of the City).

CHAPTER 5

GENERAL REQUIREMENTS

Section 5.01 Format: Each Chapter (element) of this Plan is numbered in sequence. Within each Chapter, are Goals, Objectives and Policies. Each Goal carries the same number of the Chapter in which it appears and if two or more Goals are included, each is identified as A, B, etc. (i.e. Goal 7.A is the first Goal in Chapter 7). Objectives are identified with the Goal, each is designed to achieve (i.e. Objective 7.A.1 is associated with Goal 7.A). Policies designed to achieve the Objective and Goal are similarly identified (i.e. Policy 7.A.1.1 is associated with Objective 7.A.1 and Goal 7.A).

Section 5.02 Omissions: There is no Coastal Management Element contained within this Comprehensive Plan. The City of Crestview is located in North-Central Okaloosa County. There are no title waters, bays or bayous located within or adjacent to the City of Crestview (reference Figure 1-1, Location Map).

Section 5.03 Support Documents: Support data, analysis, and documents are not adopted as part of this Ordinance. Support data, analysis and documents are available for public inspection at the Crestview City Hall.

Support data, analysis, and other documentation are found in the Foundation Documents. This ordinance contains references to various chapters, appendices or contents of the Foundation Documents. The references are included for clarity and ease of review by the reader. The reference is not to be construed as making the Foundation Document or causing the Foundation Document contents to be made part of this Ordinance or the City's Comprehensive Plan.

Section 5.04 Preparation Date: The preparation of this Plan began in January 1987 and continued through July 1990 with public hearings and workshops. The original Plan was adopted by the Crestview City Council on July 12, 1990, and it has been amended whenever there have been changed conditions, changes in law and pursuant to the findings of the several Evaluation and Appraisal Reports completed since adoption.

Section 5.05 Name of Preparer: This Ordinance was prepared by the Crestview Planning Agency (LPA) and City Council. Support documentation has been prepared on behalf of the Local Planning Agency and City Council during the Appraisal process by the City Administration with professional and technical assistance by J.E. Dorman & Associates, Inc., Consultants.

Section 5.06 Data and Analysis: Copies or summaries of foundation and support data, analysis, and documents was submitted to the Florida Department of Community Affairs together with the Comprehensive Plan when the original Plan was submitted for compliance review. All subsequent amendments were supported by adequate data and analysis which was submitted to the State Land Planning Agency and determined to be "in compliance" by the Agency.

Section 5.07 Population Projections: This Ordinance is based upon resident population projections only, there is no seasonal fluctuation in the population of Crestview. The original population projections are included within the Foundation Documents supporting this Comprehensive Plan. The projections may be found at Table 3-1 of the Foundation Document and a description of the methodology employed to develop the projections accompanies Table 3-1. All projections have been prepared in accordance with the rules for preparing such projections and accepted planning practices and principles. Population projections are updated as new reports are issued by the Bureau of Economic and Business Research of the University of Florida or the U.S. Census Bureau. In addition, population projections are included in the 2008 Evaluation and Appraisal Report.

Section 5.08 Level of Service Standards: Level of service (LOS) standards are as established in the Chapters of this Ordinance relating to roads, sanitary sewer, solid waste, storm water, potable water and recreation. Chapter 15 of this Ordinance provides a summary of adopted levels of service for each of these facilities.

Section 5.09 Planning Time Frame: The time frames for planning used in this Ordinance are from the year 2021 through the year 2030.

Section 5.10 Internal Consistency: Each chapter of this Ordinance represents an element of the City's Comprehensive Plan. Each chapter (element) herein is consistent with the other chapters (elements) and this Ordinance shall be construed in its entirety as the City's Comprehensive Plan. The Future Land Use Map and other future condition maps included as part of this Plan reflect the goals, objectives and policies contained within the Plan.

Section 5.11 Plan Implementation: This Comprehensive Plan shall be implemented by the adoption or amendment of Land Use Code and other Land Development Regulations of the City of Crestview. In addition to the requirements in Chapter 163.3202, F.S., the Land Use Code and Development Regulations address specific items contained within the goals, objectives and policies of this Ordinance. Further, the regulations require adherence to the policies within the Land Use Code, other regulations and this Ordinance.

Section 5.12 Monitoring and Evaluation: An Evaluation and Appraisal Report (EAR) shall be prepared as required by Florida Statutes. In addition, 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 Section 14.06 of this ordinance.

Section 5.13 Procedural Requirements: This Comprehensive Plan shall be considered, adopted, and amended pursuant to the procedural requirements of Chapter 163, Part II, Florida Statutes. Refer to Chapter 4, Public Participation, for notice and public hearings requirements.

CHAPTER 6

CONCURRENCY MANAGEMENT SYSTEM

Section 6.01 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 concurrent with the reports required by Section 14.06 of this Ordinance.

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 Section 14.06 of 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.

Section 6.02 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.

Section 6.03 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 Section 6.01 above, will be available at prescribed levels of service concurrent with the impact of the development on those facilities.

Section 6.04 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:

- (1) The necessary facilities and services are in place at the time a development permit is issued; or
- (2) 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
- (3) The necessary facilities are under construction at the time a permit is issued; or
- (4) 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
- (5) 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
- (6) 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.).

Also, see policies 8.A.1.12 and 8.A.2.4, among others.

Section 6.05 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.

Section 6.06 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.

Section 6.07 Administration:

- (1) 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.
- (2) 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.
- (3) 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.

Section 6.08 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 Table 14-1 and/or Table 14-1-T; 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.

CHAPTER 7

FUTURE LAND USE ELEMENT

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 7.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 - 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 - The Land Development Code/Land Use Code shall contain specific and detailed provisions to implement this Ordinance including, as 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 (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 (reference Policy 11.A.3.3);
- (8) Regulation of signage;
- (9) Implement the Concurrency Management System described in Chapter 6 of this Ordinance;
- (10) Insure 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.

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 - 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 - The City shall direct its Community Development Block Grant efforts to those areas within the City demonstrating 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.

Policy 7.A.2.2 - The Land Development Code shall contain requirements for new development to utilize existing water, sewer and solid waste collection systems in order to discourage urban sprawl and encourage commercial re-development.

Policy 7.A.2.3 - New development will be located in conformance with the categories shown on the Future Land Use Map and with the following standards:

- (1) Neighborhood commercial facilities shall be allowed and encouraged in those transitional areas within the City where successful mixed-use developments have occurred.
- (2) Employment centers will be allowed and encouraged whenever practical, near high density residential, medium density residential 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.

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) Strip commercial development shall be allowed along arterial and collector roadways or at the intersection of collector roadways, provided that service roads or shared accesses are provided.
- (4) 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
- (5) New mixed-use developments shall be located on, or connected to collector or arterial roadways.
- (6) 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 7.A.3.4 - 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:

- (1) The **Residential (R)** land use 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.

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) The **Mixed-Use** land use 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. PUDs are allowed and encouraged in this category.

The residential density for this category is up to 20 units per gross acre.

The intensity of non-residential uses is limited by a Floor Area Ratio (FAR) of 2.0 and an impervious surface coverage of 80%.

Where low density lands 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.

- (3) The **Commercial** land use 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). 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 FAR 3.0 and an impervious surface coverage of 80%
- (4) The **Industrial** land use category is designed to protect lands for 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 body work 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. Residential uses

are prohibited except as an accessory to a permitted use. Intensity of All uses in this category are governed by a FAR of 3.0 and a maximum impervious surface coverage of 95%.

- (5) The **Public Lands/Institutional** 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.

Public lands to be used for recreation 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.

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.

Site Plan approval by the City Council is required prior to the issuance of a Development Order for any land in this category.

The impervious surface coverage shall not exceed 80% and the FAR for this category is 2.0.

- (6) The **Conservation** land use 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.

No dwelling units or commercial activities are allowed in this category. Passive recreation uses that are consistent and compatible with the conservation purpose of the category may be allowed. Such passive uses may include walkovers, viewing platforms, information signs, etc., and are governed by an impervious surface coverage of 5%.

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 - The City shall continue 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 as

a means to eliminate expansion of non-conforming land uses which are inconsistent with the Future Land Use Maps.

Objective 7.A.4 - The City continually shall insure the protection of natural and historic 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 - 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. Note: Appropriate shall be defined as any time a proposed project would 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 - The LDC shall include regulations that control the extraction of natural resources and such extraction shall be permitted 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 the approved development orders or development permits issued for any particular project or site.

Policy 7.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. The LDC shall contain provisions to regulate construction within such flood prone areas.

Policy 7.A.4.4 - The LDC shall include provisions which will require identification and preservation of significant archeological and/or historic sites or structures within the City.

Policy 7.A.4.5 - The LDC shall contain regulations which must be followed any time a proposed development may impact an historic site within the City. 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 and will be developed in cooperation with the Office of Secretary of State, Division of Historical Resources. 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. The cessation may be lifted upon such determination. Normally, determination will be made by those approved to make such determination by the Office of the Secretary of State, Division of Historical Resources.

Objective 7.A.5 - Coordinate area population densities with the Okaloosa County Hurricane Evacuation Plan upon adoption of this Ordinance (reference Chapter 11 of this Ordinance).

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 - 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 re-development activities (reference Policy 14.A.1.3 of this Ordinance).

Policy 7.A.6.2 - The City shall 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 - The City shall utilize its fiscal resources and stringent land development regulations together with the available, existing and planned infrastructure to allow "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 - 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 - 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)). No

zoning change or plan amendment shall be approved unless a finding is made that such zoning change and plan amendment will promote compact urban development and not encourage urban sprawl. The local planning agency shall be responsible for making such finding.

Policy 7.A.6.6 - The City shall continue to utilize the annexation policy adopted by the City Council on May 29, 1990 as amended periodically (reference Chapter Four, Foundation Document). This restrictive annexation policy requires an exhaustive review and evaluation before any 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:

- (1) Only consider areas for annexation which are unincorporated, contiguous to existing city boundaries, and are compact in form. Compact means the precluding of any action which would create enclaves, pockets or serpentine-like patterns.
- (2) 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.
- (3) Any capital improvements for the proposed annexation area which may be necessary according to city standards shall be borne by the property owner requesting annexation.
- (4) 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.
- (5) 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 of police calls for traffic accidents, road maintenance, sanitation service, street lights, etc.
- (6) Existing Okaloosa County (unless stated otherwise by state law) zoning and land use designations shall apply to lands being annexed into the corporate limits. Further, a comprehensive plan amendment is required to complete the annexation and to impose any City land use designation on the annexed property.
- (7) Allow adequate time for public input, notification and hearings pertaining to annexation requests.

- (8) 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.
- (9) 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 - The City shall insure the availability of suitable land for utility facilities necessary to support proposed development through provisions 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).

Policy 7.A.7.1 - The City shall include land acquisition within its Capital Improvements Element (reference Chapter 14) and within its Capital Improvements Program (reference Policy 14.A.5.1) when necessary to provide public lands for utility facilities.

Policy 7.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 - 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 - The City Code shall continue to contain the Planned Unit Development (PUD) and Planned Mixed Development District (PMDD) techniques.

Policy 7.A.8.2 - The LDC shall contain the Zoning Ordinance (Chapter 102 of the City Code) and 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;
- (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 include local or neighborhood convenience facilities within such developments when appropriate;
- (4) Mixed-use development; and
- (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.9.2 - Schools constructed after adoption of this policy are hereby designated "employment centers" and the provisions of Policy 7.A.2.3(b) apply.

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 - Coordinate with Eglin AFB on land use decisions that may affect the missions of the military.

Policy 7.A.10.1 - 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 7.A.11.1 - 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. The following will be included:

- (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 insure compatibility with Eglin 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.
- (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 - Amend the Land Development Code to include provisions/regulations designed to encourage compatibility of future development with the missions of Eglin AFB and those needed to implement the 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
- (8) Other provisions necessary to evaluate compatibility with military missions.

Policy 7.A.11.3 - The committee created pursuant to Policy 14.A.2.6 shall include in its annual reports any recommendations needed to update adopted standards, regulations or provisions, including the MIOD and maps, in order to maintain compatibility with military missions and address changed conditions or missions.

Policy 7.A.11.4 - Promote public awareness of compatibility provisions and activities related to Eglin AFB.

- (1) When opportunities exist, 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 - The City strongly supports a disclosure procedure and disclosure notification for all lands in the 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 - The City shall encourage and support efforts to cause recorded documents to include a notice that the property subject to the document is located near Eglin AFB and may be subject to the activities of the Air Force, including noise, vibration and low-level flight operations when such property is within a MIOD.

Policy 7.A.11.7 - To the extent feasible, the City shall ensure the availability to unobstructed airspace for military aviation and operations by:

- (1) Requiring buildings and towers not to exceed or penetrate 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 AFB, or his 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 - When appropriate, the City will participate with the Northwest Florida Steering Committee to insure coordination of various aviation activities relative to land use decisions in the Region.

Policy 7.A.11.9 - Within any MIOD, all artificial lighting equipment (fixtures) 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. No building permit will be issued 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 water bodies are all shown on the Future Land Use Map.

- i. Wetlands are shown on Figure 7-6A 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.

CHAPTER 8

TRANSPORTATION ELEMENT

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 - Provide a safe, cost effective and functional roadway and transportation system for all residents and visitors to the City of Crestview.

Objective 8.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.

Policy 8.A.1.1 - The City hereby adopts level of service C as the minimum operating level of service for local roads within the City.

Policy 8.A.1.2 - 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).

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.

Policy 8.A.1.4 - 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.

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.1.7 - The City shall prioritize its maintenance and reconstruction activities pursuant to Policy 14.A.1.3 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. If performed by others the manner and methods of analyses must be approved by the City.

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.1.10 - Continue to support the Okaloosa County Coordinated Transportation Program, the WFRPC's Park and Ride program, and the County's "WAVE" public transit system. Also, the City will continue its active participation with the MPO and the development of its 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.1.11 - Participate in the implementation of the F.W.B. Urbanized Area TPO Plan strategies to facilitate local traffic use of alternatives to the Florida Intrastate Highway System to protect its 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 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.

Objective 8.A.2 - Maintain the design function of roadways for present and future residents upon adoption of this Ordinance.

Policy 8.A.2.1 - 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.

The peak hour (100th highest hour) LOS standards for collector and arterial roads within the City are hereby adopted as follows:

- (1) 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
- (2) SR 85 from Redstone to Duggan/Aplin - LOS E
- (3) SR 85 from US 90 (SR 10) to City limits (north) - LOS D
- (4) SR 10 from City limits (west) to SR 85 - LOS D
- (5) SR 10 (US 90) from SR 85 to City limits (east) - LOS D
- (6) SR 8 (I-10) from City limits (west) to SR 85 - LOS C
- (7) SR 8 (I-10) from SR 85 to City limits (east) - LOS C

(8) All collector roads

- LOS D

The LOS standards adopted herein were established by the City in cooperation with the Florida DOT, the Okaloosa Walton TPO and Okaloosa County.

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 8.A.2.3 - The City shall continue its practice of reconstructing or resurfacing local streets on an annual basis (reference Table 14-1).

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.

Policy 8.A.2.5 - In order to generate sufficient funds to make needed roadway improvements (see Table 14-1-T), the City shall develop a fair and equitable roadway impact fee to be imposed on all new development or redevelopment activities, except such fees shall not be imposed on the construction on 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 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 to address changed conditions or circumstances, which adjustments, if any, shall only become effective upon approval by the City Council.

Policy 8.A.2.6 - The City will include right-of-way protection provisions within the LDC (reference Policy 7.A.1.1).

Objective 8.A.3 - Coordinate the traffic circulation system with the future land uses shown on the Future Land Use Map (Figures 7-1) upon adoption of this Ordinance.

Policy 8.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).

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.

Objective 8.A.4 - Coordinate the City's decision-making process with the plans and programs of the Florida DOT and the Fort Walton Beach 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.4.2 - 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 so as to ensure that activities of the City and the construction plan are consistent.

Objective 8.A.5 - 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).

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 - The City will work with the FDOT, TPO, Okaloosa County and Eglin 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

interests. The City may appropriate public funds for promotion of commuter service if private funds are deemed insufficient.

Policy 8.A.6.5 - The City will continually coordinate with the FDOT and Okaloosa County to accomplish short term improvements to area roadways. At least annually, 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).

CHAPTER 9

HOUSING ELEMENT

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 - Ensure the provision of safe, affordable and adequate housing for the current and future residents of the City.

Objective 9.A.1 - Provide guidance and direction to the public and private sectors for the provision of adequate and affordable housing 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 - The Future Land Use Maps (and Zoning Maps) continually shall provide for sufficient development or re-development opportunities within residential areas.

Policy 9.A.1.2 - Annually, the City will review its regulatory and permitting process and evaluate changes necessary to improve the public and private sector housing delivery process (reference Policy 9.A.7.4).

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 - Mobile homes shall be permitted in areas designated Residential on the Future Land Use Map, provided they meet all City building, architectural, aesthetic, landscaping and similar regulations, consistent with §553.38(2), F.S., and §320.8285(5), F.S.

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 - The LDC shall include Chapter 32 of the City Code of Ordinances. Chapter 32 of the City Code addresses fair housing practices within the City and fosters non-discrimination in the provision of housing opportunities (reference Chapter Six of the Foundation Document).

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

and zoning codes and code requirements to ensure 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).

Objective 9.A.4 - 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 - The City shall continue enforcement of its land development regulations so that conservation or rehabilitation of housing may be achieved and extend the useful life of the existing housing stock and stabilize or improve existing neighborhoods, including the aesthetic appeal of such neighborhoods.

Policy 9.A.4.2 - The LDC shall contain techniques and methods necessary to the conservation or rehabilitation of existing housing stock. These methods may 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.

Objective 9.A.6 - Provide relocation assistance or housing during the process of housing rehabilitation upon adoption of this Ordinance.

Policy 9.A.6.1 - The City will continue to seek grants to provide for relocating low and moderate-income persons during the housing rehabilitation process.

Policy 9.A.6.2 - The Crestview Housing Authority shall continue its Housing Assistance Referral Program in cooperation with the other agencies identified in Policy 9.A.1.5.

Policy 9.A.6.3 - All plans for public programs and projects which would involve the displacement of residents shall include a housing relocation plan which contains provisions for interim or permanent housing for displaced persons.

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

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.

CHAPTER 10

INFRASTRUCTURE ELEMENT

(SANITARY SEWER, SOLID WASTE, STORMWATER, POTABLE WATER, AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT)

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:

Goal 10.A - The provision of an environmentally safe and efficient wastewater collection, treatment and disposal system.

Objective 10.A.1 - Continually correct existing facility deficiencies, replace obsolete or worn-out facilities and maximize the use of existing facilities during the planning period.

Policy 10.A.1.1 - Continue to cooperate with Okaloosa County so as to eliminate sanitary sewer service areas with duplicate facilities.

Policy 10.A.1.2 - The City shall include LOS standards 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).

Policy 10.A.1.3 - The 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.1.4 - The LDC shall contain detailed methodologies for determining available capacity and the impact upon capacity of any proposed development.

Policy 10.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 - 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 - 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.

Objective 10.A.2 - Coordinate extensions of 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.

Policy 10.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 10.A.2.2 - Prioritization of 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 - 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).

Section 10.05 Solid Waste Goals, Objectives and Policies: The Goals, Objectives and Policies for solid waste are as follows:

Goal 10.B - An environmentally safe, efficient and cost-effective system for the collection and disposal of solid waste.

Objective 10.B.1 - Continually correct existing facility deficiencies, coordinate the increase in capacity of facilities to meet future needs and maximize the use of existing facilities during the planning period.

Policy 10.B.1.1 - The City shall continue enforcement of Chapter 32 and Chapter 70 of the City Code (Health and Sanitation and Solid Waste and Recycling services) so that all solid waste generated within the City is properly collected and disposed of.

Policy 10.B.1.2 - The City shall continue its 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 so as to increase the useful life of existing facilities.

Policy 10.B.1.3 - The City will cooperate with the Regional Utility Authority and other units of local government in efforts to develop technologically sound, cost effective and long term solid waste disposal solutions.

Policy 10.B.1.4 - 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).

Policy 10.B.1.5 - The LOS standards for solid waste within the City of Crestview shall be five (5) pounds per capita per day.

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.

Section 10.06 Stormwater Goals, Objectives and Policies: The Goals, Objectives and Policies for storm water drainage are as follows:

Goal 10.C - **An environmentally safe and efficient stormwater management system.**

Objective 10.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.

Policy 10.C.1.1 - The City shall continue its 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.1.2 - The City shall continue its practice of correcting localized drainage problems so that LOS standards are maintained (reference Policy 10.C.2.3).

Policy 10.C.1.3 - The City shall require the use of swale drainage on roadways (existing or new) 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 - The City shall continue to operate its 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 10.C.1.5 - 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 such features into the site planning and development process.

Objective 10.C.2 - Provide stormwater facilities concurrent with demand created by future development (reference Chapter 6 of this Ordinance).

Policy 10.C.2.1 - Installation of stormwater management facilities made necessary by new development shall be the responsibility of the developer (reference Policy 14.A.4.2).

Policy 10.C.2.2 - The City Code shall contain LOS standards for drainage and stormwater management (reference Policy 7.A.1.1).

Policy 10.C.2.3 - The LOS standards for stormwater 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.

Section 10.07 Potable Water Goals, Objectives and Policies: The Goals, Objectives and Policies for potable water are as follows:

Goal 10.D - An environmentally safe and efficient system for the provision of potable water.

Objective 10.D.1 - Continually correct facility deficiencies, replace obsolete or worn-out facilities and maximize the use of existing facilities during the planning period.

Policy 10.D.1.1 - The City shall include LOS standards within the City Code and shall insure the maintenance of LOS standards through implementation of the Concurrency Management System (reference Chapter 6).

Policy 10.D.1.2 - The LOS standard for potable water within the City shall be 125 gallons per capita per day (average daily demand).

Policy 10.D.1.3 - All improvements or expansions made to the potable water system shall be consistent with LOS standards and this Ordinance.

Objective 10.D.2 - Provide potable water facilities concurrent with demand (reference Chapter 6) upon adoption of the LDC (reference Policy 7.A.1.1).

Policy 10.D.2.1 - Cost for potable water facilities will be funded by user fees, special assessments or other devices determined appropriate by the City.

Policy 10.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).

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 - The City shall cooperate with the Regional Utility Authority for water supply planning and financing alternatives.

Policy 10.D.3.2 - 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%.

Policy 10.D.3.3 - The City shall continue to study and evaluate the use of surface water to meet future potable water demands.

Policy 10.D.3.4 - 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. Within such area, the NFWFMD 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. The City of Crestview shall cooperate with the NFWFMD in its establishment of any areas of water resources concerns which may impact the corporate limits of the City of Crestview.

Policy 10.D.3.5 - 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.

Policy 10.D.3.6 - In cooperation with the Northwest Florida Water Management District, the City has an Alternative Water Supply Plan. 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.

These alternative sources have been approved by the WMD 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.

Policy 10.D.3.7 - The City shall implement recommendations from the Northwest Florida Water Management District's Regional Water Supply Plan.

Policy 10.D.3.8 - The City shall maintain a Water Supply Facilities Plan for at least a 10-year planning period addressing water supply facilities and sources necessary to serve existing and future populations and in conjunction with the City's Consumptive Use Permit.

Policy 10.D.3.9 - The Water System Facilities Plan will be used 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 - 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;
- (4) Equip City operated irrigation systems with rain sensors and/or soil moisture monitoring devices.

Policy 10.D.3.11 - In cooperation with the NFWMD, 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 - The City shall continually maximize the use of its existing potable water facilities 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 - The LDC shall contain requirements which provide for the mandatory connection to the potable water system pursuant to Chapter 90 of the City Code.

Policy 10.D.4.2 - 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.

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.

CHAPTER 11

CONSERVATION ELEMENT

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 - To properly manage and conserve the important natural resources of the City.

Objective 11.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 11.A.1.2 - New developments with the potential to emit pollutants into the air will be required to obtain the necessary permits from the Department of Environmental Regulation or the U.S. Environmental Protection Agency prior to authorization of a development permit by the City.

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 - The City will continue to cooperate with the Department of Environmental Protection so that minimum air quality levels, established by the Department, are maintained.

Objective 11.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).

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

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 - Channeling run-off directly into water bodies or other areas identified in Objective 11.A.2 shall be prohibited.

Policy 11.A.2.5 - Any stormwater detention or retention areas located near surface waters or surface water systems within the City shall be designed 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 - The City shall continue to operate its waste water spray field and disposal system thereby eliminating effluent contributions to Trammel Creek.

Policy 11.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 for density transfers, cluster development and similar techniques. In addition, density bonuses will 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. 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 such site. Where sufficient uplands do not exist, development will 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 - 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.

Policy 11.A.2.9 - 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 constructed in such a way that the finished first floor elevation shall be no lower than the elevation required or recommended by 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 - Buffers will be created between development and environmentally sensitive areas, including wetlands. The purpose of the buffer is to protect natural resources from the adverse impacts of development. The buffer should function to:

- (1) Provide protection to the natural resources from intrusive activities and adverse impacts of development.
- (2) The negative impacts of the uses upon each other must 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 is eliminated or minimized and the uses may be considered compatible.
- (3) Types of buffers: the buffer may be a landscaped natural barrier, a natural barrier or a landscaped or natural barrier supplemented with fencing or other manmade barriers, so long as the function of the buffer and intent of this Policy is fulfilled.

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 - The City will cooperate with Okaloosa County to conserve, appropriately use, or protect unique vegetative communities 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 - The City will develop and maintain an environmentally sensitive lands 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.

Policy 11.A.3.4 - 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

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.

Policy 11.A.3.5 - 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: The use of native vegetation and the protection of unique vegetative communities is incorporated within these regulations.

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 - The City shall continue its practice of requiring identification of any and all hazardous wastes or materials used or stored by any licensed business within the City. This practice 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.

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 - The City shall assist in the implementation of and compliance with all state and federal regulations which pertain to endangered and rare species 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 - The City shall cooperate with the Department of Natural Resources, the Florida Game and Fresh Water Fish Commission, or other state or 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 - No development permit shall be approved if construction pursuant to the permit would 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.

Policy 11.A.4.4 - 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 permits from all applicable State and/or Federal agencies prior to the authorization of a development 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 11.A.4.6 - Steephead Ravines and the flora, fauna and function of such ravines shall be protected 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. To receive development rights, the developable parcel(s), or portion thereof, must:

- (1) Be located within 1500 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 protected by 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.

Additional rules, regulations and administrative procedures necessary to the implementation of this policy, if any, shall be included within the City Code.

CHAPTER 12

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 - Provide an adequate, environmentally sound and cost-effective recreation and open space system for all residents of the City.

Objective 12.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).

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 - The City shall continue to protect and provide access to open spaces and shorelines by including appropriate regulations within the LDC. The regulations will include items such as requiring public access dedications on subdivisions or major developments (any development of 5 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.1.4 - Water bodies and the banks of such water bodies re-nourished or protected at public expense shall be made available for public use.

Policy 12.A.1.5 - The City shall continue to maintain and improve the public parks and recreation sites within the City and any water access sites maintained, now or in the future, by 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.

Policy 12.A.2.1 - 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 public and private sectors in the provision of recreational opportunities.

Policy 12.A.2.2 - The City shall continue its cooperative efforts with Okaloosa County, the Okaloosa County School Board and with the 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.

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.

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 12.A.3.3 - The City shall continue to acquire (through lease, acquisition, or dedication) open space and natural areas so as to maintain and improve: (1) recreational opportunities for all residents; and (2) the natural function of open space, wetlands and other sensitive lands within the City.

Policy 12.A.3.4 - The City will continue to apply for all available state and federal funds to implement recreation programs 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 12.A.3.7 - The City shall continue to require 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% 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% 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.

CHAPTER 13

INTERGOVERNMENTAL COORDINATION ELEMENT

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 - Provide coordination of this plan (ordinance) with Okaloosa County, other local governments (as appropriate) and other governmental agencies providing services within the City.

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 - 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.

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).

Objective 13.A.2 - Continually coordinate with 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.

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.2.2 - 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.

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.

Policy 13.A.2.6 - The City shall coordinate transportation activities with Okaloosa County, the Okaloosa Walton Transportation Planning Organization, and FDOT. The City shall use its best efforts 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 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 with all parties above to address peak hour traffic resulting from trips between Crestview and other employment centers accessed by SR 85.

Policy 13.A.2.7 - 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 - The City shall coordinate with Okaloosa County, the West Florida Regional Planning Council (WFRPC), the Okaloosa Walton Transportation Planning Organization, Ride on Commuter Services, FDOT, and Eglin AFB (and other 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 peak travel demand on SR 85.

Policy 13.A.2.9 - Coordinate with Eglin AFB for potential actions of the City that may affect or impact the military mission of the Air Force. Such coordination shall be accomplished by the provision of information to the military representative on the City's Local Planning Agency (see section 2.01 of this Plan). Potential actions include, but are not limited to, plan amendments, rezonings, site plan reviews, waivers from height or lighting restrictions and any other matter which comes before the LPA and effects density, intensity or use of land.

Goal 13.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 populations.**

Objective 13.B.1 - The City will implement the executed Interlocal Agreement pursuant to Section 163.3177, F.S. with the School Board, County, and other municipalities thereby providing for close coordination and evaluation of proposed development when such development include 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 13.B.1.1 - General types of provisions that will be included in the Interlocal Agreement in order to advise the School Board, adjacent municipalities, special taxing districts and others of proposed developments which may impact their jurisdiction include:

- (1) Transmission of information from the City of Crestview to the above entities describing proposed developments and school planning activities.
- (2) Provision for a feedback process/information exchange so the above entities can inform the Local Planning Agency 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 - The City shall strive to maintain and enhance joint planning processes and procedures for coordination of public school facilities for planning and decision-making.

Policy 13.B.2.1 - On an ongoing basis, the City shall establish new and review existing coordination mechanisms that will evaluate and address its Comprehensive 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 - 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.

Policy 13.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, School Board and the municipalities of Crestview, Destin, Fort Walton Beach, Mary Esther, Laurel Hill, Niceville, Shalimar and Valparaiso shall meet jointly to develop mechanisms for coordination. Such efforts may include:

- (1) Coordinated submittal and review of the annual capital improvement programs, the annual Work Plan and Educational Plant Survey of the Okaloosa County School Board.
- (2) Coordinated review and assessment of the costs of siting and developing new schools, 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.
- (6) Use of the Staff Working Group (with representatives from each entity) that will meet at least annually to review and coordinate issues of mutual concern regarding

coordination of land use and school facilities planning, including population and student growth, development trends, school needs, off-site improvements, and joint use opportunities. In addition, the group will review population and enrollment projections and updates of comprehensive and work plans as part of the annual review process.

CHAPTER 14

CAPITAL IMPROVEMENTS ELEMENT

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 - The timely and efficient provision of public facilities through the use of sound fiscal policies.

Objective 14.A.1 - Use the CIE as a Directory to meet the needs of The City of Crestview for 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 - The criteria to evaluate capital improvement projects directly related to individual elements of this ordinance are:

- (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);
- (5) The accommodation of new development and redevelopment facility demands; f. Financial feasibility; and
- (6) Plans of The Northwest Florida Water Management District and state agencies that provide public facilities within the jurisdiction of The City of Crestview.

Note: The above criteria shall be ranked by the committee appointed pursuant to Policy 14.A.2.6 while fulfilling its responsibilities pursuant to Section 14.06 of this 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.

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

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 - 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. Nothing in this policy shall 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 LOS Standards are met.

Policy 14.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).

Objective 14.A.2 - Coordinate land use decisions and available or projected fiscal resources with a schedule of capital improvements which maintains adopted level of service standards and meets the existing and future facility needs upon adoption of this Ordinance.

Policy 14.A.2.1 - Land-use decisions shall be consistent with the five year schedule of Capital 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

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).

Objective 14.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 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 - 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 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 - Include requirements within the City Code that exact physical improvements to impacted systems (roads, utilities, etc.) by new developments or the redevelopment of existing facilities. This policy will be implemented through the city's permitting and inspection process.

Objective 14.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 (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 - A capital budget will be adopted by the City Council as a part of the annual budgeting process. The Capital Budget (Capital Improvement Program) will be developed using this element as a directory.

Policy 14.A.4.2 - Use the City of Crestview's fiscal policies to direct expenditures for capital improvements which insure 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 - The city will implement the Concurrency Management System described in this ordinance upon adoption of the LDC (see Policy 14.A.2.5 and Chapter 6).

Objective 14.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.

Policy 14.A.5.1 - The City’s strategy, in coordination with the School Board/District for correcting existing deficiencies and addressing future needs include:

- (1) Implementation of a financially feasible 5-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.
- (3) Abide by the provisions of the Interlocal Agreement executed by the City and the School District.

Section 14.05 Implementation:

- (1) The schedule of capital improvements, (Table 14-1 with accompanying footnotes) for which the City of Crestview has responsibility, have been selected for a five year increment, by fiscal year, after the adoption of this ordinance, and reflects the need to reduce identified existing deficiencies, remain abreast of replacements and to meet future demands and includes:
 - 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) Tables 14-1 and 14-1-T shall be implemented pursuant to 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 - Future Traffic Circulation Map - 2017 (dated December, 2007) and are financially feasible as demonstrated in the Stipulated Settlement Agreement in DOAH Case #06-4653GM. The improvements are designed to address the level of service deficiency on the 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 Monitoring and Evaluation: The 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 shall annually evaluate the implementation of the Capital Improvements Element. By April 1st of each year the committee shall report to the Crestview Planning Board (LPA) on the status of implementation activities as well as level of service conditions within the city. By June 1st of each year, the Crestview Planning Board shall report to the City Council its evaluation of the implementation of the Capital Improvements Element and the Comprehensive Plan. Contained within the report shall be any recommendations the Planning Board may promulgate in order to maintain level of service standards and any adjustments necessary to the CIE and the city's annual Capital Improvement Program (reference Policy 14.A.4.1). The City Council shall consider the report of the 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 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.

FOOTNOTES

TABLE 14-1

- 1/ UF = Utility Funds/User fees (includes Bond proceeds)
GF = General Fund
G = Grants
SRF = State Revolving Loan Fund (DEP)
- 2/ IF = Infrastructure
TC = Transportation
- 3/ RED = Reduce Existing Deficiency
RAR = Remain Abreast of Replacements
MFD = Meet Future Demand
- 4/ This project involves the installation of a 500,000 gallon elevated storage tank and a 1 mgd well in the Kennedy Lakes area for improved pressure and to meet future demands. The contract for the project is expected to be executed by September 30, 2009.
- 5/ Project consists of the installation of a 0.5 mgd well and storage tank in the Arena Road area to meet future demand.
- 6/ Projects are to expand system so as to facilitate connection of residences with septic tanks and to accommodate new growth. Portions are planned for each year in the five year schedule.
- 7/ Project consists of expansion of the treatment plant by another 1.25 mgd to meet future demand and is a continuation of the ongoing expansion of the plant. A design/build contract has been awarded and Phase 4 design has been completed.
- 8/ Project consists of construction of a public parking lot in downtown Crestview. A \$750,000 grant has been awarded and the City's match of \$250,000 is budgeted

FOOTNOTES

TABLE 14-1-T

- 1/ Identifies expected funding sources;
Mixed = These funds are from local, State and Federal funding and from Impact Fees.
The City's Impact Fee Ordinance is adopted and effective and collections are underway.
- 2/ Identifies the Comprehensive Plan Element were the project is referenced;
Trans = Transportation Element
- 3/ Identifies the purpose of the project;
RED = Reduce Existing Deficiencies
MFD = Meet Future Demand
RAR = Remain Abreast of Replacements

All projects listed on this Table are to assist the City in achieving the long-term improvements for portions of SR-85.

CHAPTER 15

LEVEL OF SERVICE SUMMARY

Section 15.01 Purpose: The purpose of this Chapter is to provide a ready reference, in summary form, for determining development compliance with the levels of service imposed by this Ordinance in compliance with Chapter 163, F.S.

Section 15.02 Levels of Service: The following minimum levels of service shall guide the issuance of development permits pursuant to the Concurrency Management System (reference Chapter 6) and adoption of the Land Development Code:

Roadways:

- (1) Local: Minimum Operating LOS of C (reference Policy 8.A.1.1)
- (2) State:
 - a. SR 85 – SIS portion from south City limits to I-10
LOS C (temporary LOS D pursuant to Variante)
 - From I-10 to Redstone - LOS D
 - From Duggan/Aplin to US 90 - LOS D
 - b. SR 85 from Redstone to Duggan/Aplin - LOS E
 - c. SR 85 from US 90 to City limits (north) - LOS D
 - d. SR 10 (US 90) from SR 85 to City limits (west) - LOS D
 - e. SR 10 from SR 85 to City limits (east) - LOS D
 - f. SR 8 (I-10) from SR 85 to City limits (west) - LOS C
 - g. SR 8 (I-10) from SR 85 to City limits (east) - LOS C
 - h. All collector roads - LOS D

Sanitary Sewer: 108 gallons/capita/day (reference Policy 10.A.1.3)

Solid Waste: 5.0 lbs./capita/day (reference Policy 10.B.1.5)

Stormwater:

- (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.

Potable Water: 125 gallons/capita/day (reference Policy 10.D.1.2)

Recreation /Open Space: 1 acre/1,000 population (reference Policy 12.A.3.2).

Note: Roadways and Public Schools are not subject to Concurrency.

CHAPTER 16

ECONOMIC DEVELOPMENT ELEMENT

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 - 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.

Objective 16.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.

Policy 16.A.1.1 - All existing businesses and industries are recognized as vital to Crestview's economy and their retention and expansion are 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 - The Okaloosa County Economic Development Council is the lead agency for accomplishing the activities contemplated in Policy 16.A.1.2 and has completed much of the effort.

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 - The Economic Development Council (EDC) will continue to provide (or supplement) specific and efficiency-enhancing assistance to existing and targeted businesses. The assistance will include the provision of information regarding available technology and technological resources, available capital and sources, available 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.

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.

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 - 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 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

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 16.B.2 - Maintain standards and programs for the structural and aesthetic improvement to buildings and facilities in the Downtown Improvement District or sub-districts.

Policy 16.B.2.1 - Identify potential funding sources necessary for improvements to public and private properties. The funding sources may include 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 - The City shall continue to consider the feasibility of using methods such as, but not limited to, special assessments and/or tax increment financing to accomplish the goals, objectives and policies of this Element and other elements of this Plan.

Policy 16.B.2.3 - Annually, the City shall consider appropriations for improvements to the public areas and facilities within the district or sub-district. Improvements such as street furnishings, plantings, litter receptacles, lighting and other pedestrian conveniences shall be first priority items when funds are made available.

Policy 16.B.2.4 - 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.

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 - 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, the staff, Planning Board and City Council 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 - The City shall encourage and support private sector efforts to establish a "Downtown Theme", enhance pedestrian movement and facilitate promotional events such as street festivals, block parties, sidewalk sales, downtown days, outdoor entertainment, etc.

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.

CHAPTER 17

PUBLIC SCHOOLS FACILITIES ELEMENT

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 - Collaborate and coordinate with the Okaloosa County School Board (School Board/District) to ensure high quality public school facilities which meet the needs of the City of Crestview's existing and future populations.

Objective 17.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:

- (1) Greater efficiency for the School Board and the City by the placement of schools to take advantage of existing and planned roads, parks and other infrastructure;
- (2) Improved 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
- (4) The expansion and rehabilitation of existing schools so as to support 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 - 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 - If desired by the District, the City shall include a representative of the District as a non-voting member of the LPA.

Policy 17.A.1.4 - The City shall coordinate with the School Board and applicable municipalities regarding annual 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 - The City's strategy, coordinated with the District, for correcting existing deficiencies and addressing future 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.
- (2) Identification of adequate and suitable sites for funded and planned schools.
- (3) Consideration and establishment, by the District, of impact fees in order to generate additional revenue to help fund school improvements.

Objective 17.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.

Policy 17.A.2.1 - The City will continue to coordinate with the District to assure that proposed public school sites are consistent with the land use categories and policies of this Plan, pursuant to the Interlocal Agreement for Public School Facility Planning.

Policy 17.A.2.2 - The City shall encourage 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.

Policy 17.A.2.3 - 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 shall be the vehicle used to facilitate such cooperation and coordination.

Policy 17.A.2.4 - Consistent with Future Land Use Policy 7.A.9.1(8), encourage the co-location of schools with parks, libraries and community centers.

Policy 17.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 Ways to School program. The City, in cooperation with the District, shall coordinate with the TPO's Long Range Transportation Plan to ensure funding for safe access to schools. This includes sidewalk inventories and a list of priority projects coordinated with the School Board recommendations and ensuring these recommendations are addressed during the planning period.

Policy 17.A.2.6 - The City and 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 - The City and the District will work 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 - Encourage sustainable design and development for educational facilities.

Policy 17.A.3.1 - Coordinate with the District to continue to permit the shared use and colocation of school facilities and sites with City facilities with similar needs, in accord with the Interlocal Agreement, and 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 - Encourage the School Board to use sustainable design and performance standards to reduce life time costs.

Policy 17.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, 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.

Policy 17.A.4.1 - The City shall coordinate anticipated student growth based on future land use projections of housing units with the District's long-range facilities needs over the 5-, 10- and 20-year periods and ensure adequate provision of available land on the adopted Future Land Use Maps.

Policy 17.A.4.2 - 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), F.S., during the TCC's consideration of such amendments or other land use applications and 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, as evidenced by a written agreement or document approved by the Board.

Policy 17.A.4.4 - Where capacity will not be available to serve students from the property subject to a land use change, the City will coordinate with the District in an effort to ensure adequate capacity is planned and funded. Where feasible, in conjunction with the plan amendment, early dedications of school sites shall be encouraged. To ensure adequate capacity is planned and funded, the School Board's long range facilities plan over the 5-, 10-, and 20-year periods shall be amended to reflect the needs created by the plan amendment.

Policy 17.A.4.5 - In reviewing applications for Plan amendments, re-zoning, final subdivision plats or site plans for residential development which may affect student enrollment or school facilities, the City will consider the following:

- (1) Providing school sites and facilities within planned neighborhoods;
- (2) The compatibility of land uses adjacent to existing schools and school sites;
- (3) The co-location of parks, recreation and community facilities with school sites;

- (4) The linkage of schools, parks, libraries and other public facilities with bikeways, sidewalks and trails;
- (5) The provision of off-site signalization, signage, access improvements and sidewalks to serve affected school facilities;
- (6) The development of adequate and efficient traffic circulation plans and systems to serve schools and surrounding neighborhoods;
- (7) The inclusion of school bus stops and maneuvering areas in new developments;
- (8) Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
- (9) School Board comments and findings or available or planned school capacity;
- (10) 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 - The City's Land Development Code (regulations) shall include provisions 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. 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 - Consistent with the Interlocal Agreement, District staff and City staff will develop and apply student generation multipliers for residential units by type and projected price for schools of each type, considering past trends in student enrollment in order to project school enrollment. The generation rates shall be determined by the School Board in accordance with professionally accepted methodologies and shall be reviewed at least every two years and changed when necessary.

Objective 17.A.6 - The City will cooperate with the School Board in the Board's efforts to study the feasibility of the potential use of impact fees as a way to generate funds needed to defray the

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, s needed

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.

CHAPTER 18

PROPERTY RIGHTS ELEMENT

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

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

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

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

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

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

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