



**CITY of CRESTVIEW**  
PLANNING AND DEVELOPMENT BOARD

**PLANNING AND DEVELOPMENT BOARD  
REGULAR MEETING AGENDA  
MAY 5, 2025  
6:00 P.M.  
COUNCIL CHAMBERS**

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

- 1 Call to Order**
- 2 Pledge of Allegiance**
- 3 Approve Agenda**
- 4 Public Opportunity to speak on Agenda items**
- 5 Consent Agenda**
  5. 1. Planning & Development Board Meeting Minutes April 7, 2025
- 6 Ordinance on 1st reading/ Public Hearing**
  6. 1. Ordinance 2000 - Main Street Development Standards
  6. 2. Ordinance 2001 - Signs in I-10/Fallen Heroes Corridor
- 7 Ordinances**
- 8 Final Plats and PUDS**
- 9 Special Exceptions, Variances, Vacations and Appeals**
- 10 Action Items**
- 11 Director Report**
  11. 1. Director's Report
- 12 Comments from the Audience**
- 13 Adjournment**

All meeting procedures are outlined in the Meeting Rules and Procedures brochure available outside the Chambers. Florida Statute 286.0105. Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The requirements of this section do not apply to the notice provided in s. 200.065(3). In accordance with Section 286.26, F.S., persons with disabilities needing special accommodations, please contact Maryanne Girard, City Clerk at [cityclerk@cityofcrestview.org](mailto:cityclerk@cityofcrestview.org) or 850-628-1560 option 2 within 48 hours of the scheduled meeting.



# Staff Report

PLANNING AND DEVELOPMENT  
BOARD MEETING DATE: May 5, 2025  
TYPE OF AGENDA ITEM: Minutes

---

TO: Planning and Development Board  
CC: City Manager and City Attorney  
FROM: Community Development Services  
DATE: 5/1/2025  
SUBJECT: 1. Planning & Development Board Meeting Minutes April 7, 2025

---

## **BACKGROUND:**

Draft minutes were distributed before the meeting.

## **DISCUSSION:**

Action is required to approve the draft minutes.

## **GOALS & OBJECTIVES**

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

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

*Financial Sustainability-* Achieve long term financial sustainability

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

*Infrastructure-* Satisfy current and future infrastructure needs

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

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

*Community Character-* Promote desirable growth with a hometown atmosphere

*Safety-* Ensure the continuous safety of citizens and visitors

*Mobility-* Provide safe, efficient and accessible means for mobility

*Opportunity-* Promote an environment that encourages economic and educational opportunity

*Play-* Expand recreational and entertainment activities within the City

*Community Culture-* Develop a specific identity for Crestview

## **FINANCIAL IMPACT**

N/A

## **RECOMMENDED ACTION**

Staff respectfully requests motion to approve the April 7, 2025 minutes.

**Attachments**

1. 04072025 Planning & Development Draft Minutes (3)

**PLANNING AND DEVELOPMENT BOARD  
REGULAR MEETING MINUTES  
APRIL 7, 2025  
6:00 PM  
COUNCIL CHAMBERS**

**1 Call to Order**

Chair M. Roy called the Regular Meeting of the Crestview Planning Board and Development Board to order at 6:00 p.m. Members present: Vice Chair Mario Werth, Bryan Follmar, and Joseph Warren, alternates Robert Bounds and Sylvester Echols. Also present were the Deputy City Clerk Natasha Peacock and staff members. Mr. Medlock was excused.

**2 Pledge of Allegiance**

The Pledge of Allegiance was led by Mr. Werth.

**3 Approve Agenda**

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

**Motion** by Mr. Warren and seconded by Mr. Follmar to approve the agenda.

Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Joseph Warren, Sylvester Echols. Nays: None. All yeas, motion carried.

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

**5 Consent Agenda**

5. 1. Approval of the Planning & Development Board Minutes of February 3, 2024  
Chair M. Roy called for action.

A **motion** was made by Mr. Werth and seconded by Mr. Warren to approve the Consent Agenda as presented.

Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Joseph Warren, Sylvester Echols. Nays: None. All yeas, motion carried.

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

6. 1. Ordinance 1991 – Setbacks on Unopened or Terminating Rights-of-way  
Planning Administrator N. Schwendt reviewed the necessary information concerning the ordinance and presented Ordinance 1991, Setbacks on Unopened Rights-of-way and Downtown Overlay Amendments. Staff have identified an ongoing hurdle for development on lots that lie adjacent to unopened rights-of-way that are not planned for future road use, or rights-of-way that terminate adjacent to a given property. Adherence to the current LDC standards would require a front setback along those rights-of-way. Upon further examination, staff could not determine whether requiring a more considerable front setback versus a more minor side setback provided any benefit or protection to adjacent properties in this particular situation. The code amendment to Section 6.00.02 would allow properties that abut an unopened right-of-way, or that sit at the end of a right-of-way that terminates, to have a side setback from that right-of-way, rather than a front, so long

as the structure is not constructed to face the unopened or terminating right-of-way.

Mr. Schwendt asked the Deputy City Clerk to read the Ordinance by title.

ORDINANCE: 1991 AN ORDINANCE AMENDING SECTION 6.00.02 OF THE CITY OF CRESTVIEW LAND DEVELOPMENT CODE; PROVIDING FOR AUTHORITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Chair M. Roy asked for action.

A **motion** was made by Mr. Echols and seconded by Mr. Warren to recommend to the City Council to adopt Ordinance 1991.

Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Joseph Warren, Sylvester Echols. Nays: None. All yeas, motion carried.

**7** **Ordinances**

**8** **Final Plats and PUDS**

**9** **Special Exceptions, Variances, Vacations and Appeals**

**10** **Action Items**

10. 1. Preliminary Plat: Freedom Walk Subdivision

Planning Administrator Mr. Schwendt informed the Board of the background information for the preliminary plat. Initial application for the Freedom Walk subdivision was received on October 10, 2024. It has since gone through staff review, and all significant comments have been addressed. The remaining minor comments will not affect the overall layout and scope proposed in the preliminary plate documents provided. This subdivision is proposed off Old Bethel Road, east of Normandy Road and west of Jones Road. The subdivision proposes two connections to Old Bethel Road, two to Jones Road, and two to Normandy Road. Any minor comments that are outstanding at this time are not expected to affect the layout or scope proposed in the preliminary plat document. Should any changes to this document affect the layout or scope proposed, it will be brought back for review.

Chair M. Roy asked for comments from the Board and the public.

Mr. Warren asked if there is enough support for the impact on the roadway infrastructure and what long-term solutions the city has.

Mr. Schwendt answered that there is a mechanism to collect the traffic impact fee and on April 30<sup>th</sup> the City Council will be presented a mobility fee which will give us a larger pot of funds.

A brief discussion ensued concerning the roadway infrastructure.

A **motion** made by and seconded by to approve the Freedom Walk Subdivision Preliminary Plat.

Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Joseph Warren, Sylvester Echols. Nays: None. All yeas, motion carried.

## **11** **Director Report**

### 11. 1. Director's Report

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

**Development Orders Issued:** No development orders have been issued since the previous Planning and Development Board meeting.

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

**New Development Applications:** Longview Estates Subdivision - 15 lot subdivision located on approximately 3.25 acres at 669 Long Drive, north of E First Ave.

### **Additional Developments in Review:**

**Freedom Walk Subdivision** - 475 lot subdivision development located on 156 acres located on Old Bethel Road.

**Walmart Neighborhood Market** - 43,603 square foot grocery store, 18,800 square feet of retail space, a fueling station and 2 outparcels located north-east of the intersection of Industrial Dr. and Richburg Ln. **Candlewood Suites** - 84-room hotel located on approximately 2.68 acres south of Cracker Barrel Dr. **Okaloosa County Tax Collector's Office** - 20,209 square foot tax collector's office building and associated improvements located at 1448 Commerce Drive, west of the Chamber of Commerce and north of the Library.

**Spring Creek Court** - 19-unit multifamily apartment development on approximately 1 acre, located west of the intersection of Bay Street and W Cobb Avenue. **Sycamore Court** - 38 apartment units on 1.91 acres, located northeast of the intersection of W Bowers Avenue and Bay Street. This project is northwest of Vineyard Village, the City's affordable housing development project.

## **12** **Comments from the Audience**

Chair M. Roy asked for comments from the audience.  
There were no comments.

## **13** **Adjournment**

Chair M. Roy adjourned this meeting at 6:23 p.m.

Minutes approved on \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Approved:

Minutes submitted by:

\_\_\_\_\_  
Chair M. Roy

\_\_\_\_\_  
Natasha S. Peacock, Deputy City Clerk  
*Notice having been duly given*



# Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: May 5, 2025

TYPE OF AGENDA ITEM: Action Item

---

TO: Planning and Development Board  
CC: City Manager and City Attorney  
FROM: Community Development Services  
DATE: 5/1/2025  
SUBJECT: 1. Ordinance 2000 - Main Street Development Standards

---

## **BACKGROUND:**

With the recent completion of the City's Main Street Streetscape project, staff reviewed the development standards within the Downtown Overlay district, with a specific focus on properties abutting Main Street.

## **DISCUSSION:**

Following the City's recent investment in, and completion of the Main Street Streetscape project, staff has been considering ways to update our codes and regulations to further protect the investment in the area, and further emphasize the existing character of development upon Main Street.

At this time, there is minimal development and redevelopment occurring on South Main Street, south of the railroad tracks. There is a consistent development scheme to the north of the railroad tracks (North Main Street) which includes minimal front setbacks, or larger setbacks when a public plaza space exists in front of a given development (such as Hideaway Pizza and Knight Barry Title Company). This ordinance serves to require those developments that are subject to a development order approval within the City to develop similarly to the existing development on North Main Street. These standards will apply along the length of Main Street.

- A front setback maximum of 3 feet (unless a public plaza, courtyard or similar feature is constructed).
- New development on property abutting Main Street must face Main Street, rather than the side or rear of the building facing Main Street.
- New development shall utilize adjacent alleyways for deliveries wherever possible. Otherwise, loading spaces must be located in side yards (not yards abutting main street), and be screened from view of Main Street and side streets. (This does not apply to being visible from Highway 85 and Highway 90).
- Garbage collection areas must also be screened from the view of Main Street and side streets (with the exception of Highway 85 and Highway 90).

These regulations will serve to steer new development and substantial redevelopment on South Main Street to begin to resemble North Main Street, expanding the area where the character and feel of 'Historic Downtown Crestview' already exists.

## **GOALS & OBJECTIVES**

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

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

*Community Character-* Promote desirable growth with a hometown atmosphere

*Community Culture-* Develop a specific identity for Crestview

**FINANCIAL IMPACT**

This ordinance will not have a direct financial impact.

**RECOMMENDED ACTION**

Staff respectfully requests a motion to recommend that the City Council adopt Ordinance 2000.

**Attachments**

None

## ORDINANCE: 2000

### **AN ORDINANCE AMENDING SECTION 6.04.01 OF THE CITY OF CRESTVIEW LAND DEVELOPMENT CODE; PROVIDING FOR AUTHORITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

#### **1. BE IT ORDAINED BY THE CITY COUNCIL OF CRESTVIEW, FLORIDA AS FOLLOWS:**

**SECTION 1 – AUTHORITY.** The authority for enactment of this ordinance is section 166.041, Florida Statutes, and the City of Crestview Land Development Code.

**SECTION 2 – AMENDING SECTION 6.04.01** – Section 6.04.01 Is hereby amended as follows:

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

- A. The DOD is intended to provide development standards specific to the downtown area of Crestview. The boundary is shown on the Official Zoning Map.
- B. The development standards shown in Table 6.04.01 below supersede and replace the development standards otherwise required for the underlying zoning district. Where no standard is provided in Table 6.04.01, the standards of the underlying zoning district are required.
- C. Buildings within the DOD are not subject to the standards set forth in Section 6.00.03, 6.03.01.
- D. In addition to signs permissible subject to the standards set forth in Section 7.02.00, development within the DOD may have one (1) sandwich sign in compliance with the following standards:
  - 1. The sign shall not exceed two (2) feet in width.
  - 2. The color and font shall be consistent with the color and font of other signs for the business displaying the sandwich sign.
  - 3. The sign shall include the business name or logo.
  - 4. The sign shall be located on private property. Where five (5) feet of width on the sidewalk can be maintained free of obstruction, the sign may be placed on the public sidewalk. When a sign is proposed to be located on the public sidewalk, the owner shall provide proof of insurance naming the City as an insured party.
  - 5. A sandwich sign shall only be displayed during the hours of operation of the business named on the sign.
  - 6. The sign shall have no lights of any kind.
- E. New development or redevelopment shall include sidewalks that are consistent with the requirements in the Engineering Standards Manual of Crestview.
- F. Awnings or permanent canopies sufficient to provide weather protection to pedestrians consistent with the district for all new construction and any modifications exceeding 25% of the value of the building.
- G. Primary structures placed upon properties abutting Main Street shall be placed so that the front face and primary entrance of such structure faces Main Street.
- H. Primary structures placed upon properties abutting Main Street with a building footprint greater than 2,200 square feet shall have a maximum front setback of 3 feet. Such front yard area shall consist of landscaping, planters, and/or other beautification or pedestrian mobility improvements. Primary structures used as restaurant, office, personal service establishment, commercial recreation, or a mixture of uses that include any aforementioned use, or any similar use is exempt from this requirement so long as any resulting front yard contains a public plaza, square, courtyard or other similar feature which allows for pedestrian access to such structure and includes accouterments such as benches, lighting, landscaping, planters or other similar improvements.

- I. Development upon parcels abutting Main Street which are required to provide loading spaces by this code shall use adjacent alleyways within one block of such development for such purpose when feasible. Loading spaces and garbage collection areas shall not be located within any front yard area abutting Main Street. Loading spaces and garbage collection areas located within any secondary front yard area shall be sufficiently screened as to not be visible from such right-of-way abutting the secondary front yard and the Main Street right-of-way. This section does not apply to secondary front yards abutting Highway 85 or Highway 90.
- J. Development in the DOD is exempt from providing additional off-street parking spaces as set forth in Section 8.06.05 provided that there is sufficient public parking capacity in the block in which the proposed business is located. Twenty-five (25) percent of the parking in adjacent blocks may be counted.
  - 1. The City shall evaluate the available capacity of public parking in the Downtown Overlay District on a regular basis and make the information available to applicants upon request.
  - 2. If the City determines that available public parking capacity is insufficient for the proposed business, the applicant shall provide the required number of off-street parking spaces. The applicant may submit a parking study acceptable to the City that demonstrates the parking needs of the proposed business.

**Table 6.04.01 - Development Standards Within the Downtown Overlay District**

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

**SECTION 3 – SEVERABILITY.** If any word, phrase, sentence, paragraph or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

**SECTION 4 – SCRIVENER’S ERRORS.** The correction of typographical errors which do not affect the intent of this Ordinance may be authorized by the City Manager or the City Manager’s designee, without public hearing, by filing a corrected or re-codified copy with the City Clerk.

**SECTION 5 – ORDINANCE TO BE LIBERALLY CONSTRUED.** This Ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

**SECTION 6 – REPEAL OF CONFLICTING ORDINANCES.** Ordinances, or parts of ordinances or portions thereof of the City of Crestview, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

**SECTION 7 – EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its adoption.

Passed and adopted by the City Council of Crestview, Florida on the 9th day of June, 2025.

ATTEST:

---

Maryanne Girard  
City Clerk

Approved by me this 9th day of June, 2025.

---

J. B. Whitten  
Mayor



# Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: May 5, 2025

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board  
CC: City Manager and City Attorney  
FROM: Community Development Services  
DATE: 5/1/2025  
SUBJECT: 2. Ordinance 2001 - Signs in I-10/Fallen Heroes Corridor

## **BACKGROUND:**

With the completion of the east-west connector getting closer, and the anticipated commercial development within the area surrounding the interstate and east-west connector, staff has considered modification and expansion of the area where interstate I-10 accessory signs are permissible.

## **DISCUSSION:**

The completion of the east-west connector (Fallen Heroes Way) will encapsulate an area, along with the interstate, that staff anticipates to develop for commercial use. Given the commercial nature of this area, and the expected desire for sign visibility from commercial developments from both I-10 and Fallen Heroes Way, staff proposes an amendment to the allowable area for interstate accessory signs.

Currently, such signs are only allowed within 1,000 feet of the Interstate right-of-way, but the proposed amendment will expand the area north to the section line just past Fallen Heroes Way, generally. The ordinance contains an exhibit of the exact area.

This will allow taller accessory signage upon those developable properties between the interstate and Fallen Heroes Way, as well as the properties that will abut Fallen Heroes Way. There is minimal residential development existing in this area, and commercial development is expected, so compatibility with surrounding properties is of negligible concern at this time.

## **GOALS & OBJECTIVES**

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

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

**Opportunity-** Promote an environment that encourages economic and educational opportunity

## **FINANCIAL IMPACT**

There is no financial impact anticipated from this ordinance.

## **RECOMMENDED ACTION**

Staff respectfully requests a motion to recommend that the City Council adopt Ordinance 2001.

## **Attachments**

1. Ordinance 2001

**ORDINANCE:**

**ORDINANCE 2001**

**AN ORDINANCE AMENDING SECTION 7.02.05 OF THE CITY OF CRESTVIEW LAND DEVELOPMENT CODE; PROVIDING FOR AUTHORITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**SECTION 1 – AUTHORITY.** The authority for enactment of this ordinance is section 166.041, Florida Statutes, and the City of Crestview Land Development Code.

**SECTION 2 – AMENDING SECTION 7.02.05 –** Section 7.02.05 Is hereby amended as follows:

**7.02.05 - Permitted Permanent Accessory Signs**

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

**Table 7.02.05 - Requirements for Permanent Accessory Signs**

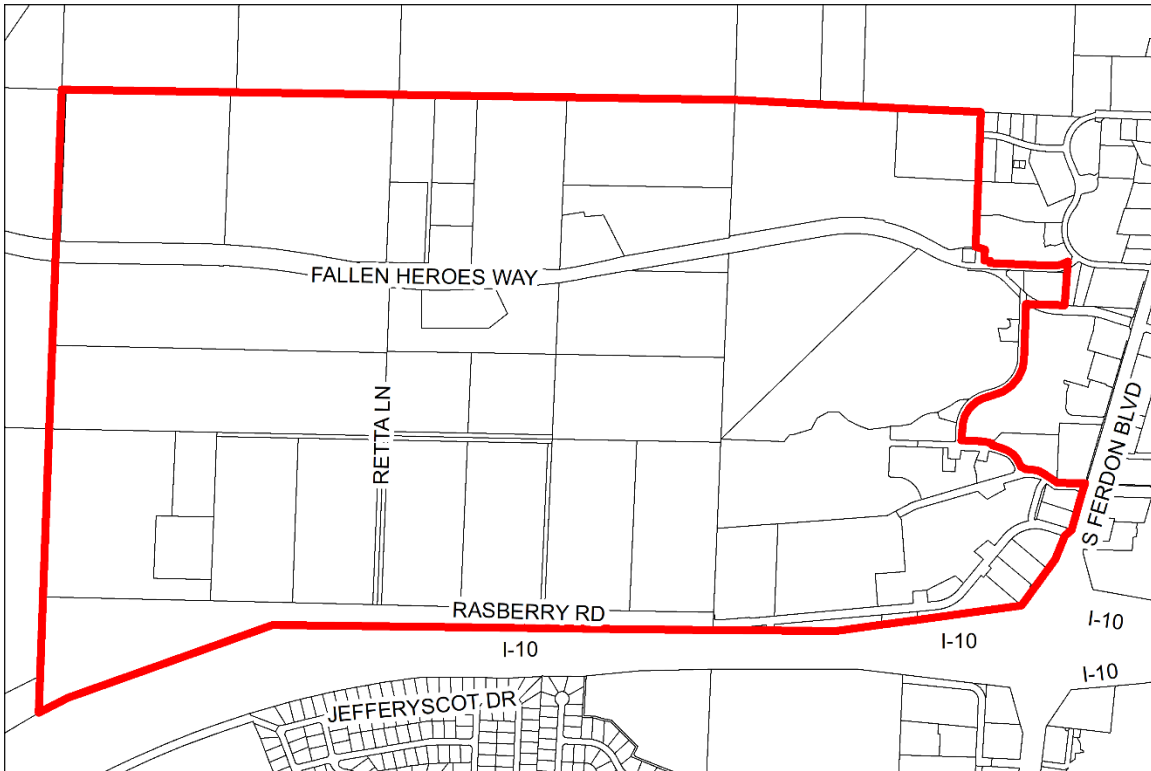
Sign Type	Maximum Number	Maximum Sign Face Area	Sign Dimensions	Maximum Sign Height	Setback/Spacing
Wall	<ul style="list-style-type: none"> <li>• Single Occupancy - 3 per façade</li> <li>• Multiple Occupancy - 3 per façade per tenant</li> </ul>	<ul style="list-style-type: none"> <li>• Single Occupancy- 20% of façade</li> <li>• Multiple Occupancy- 15% of façade per tenant</li> </ul>	N/A	Not to exceed building height	N/A
Awning	No Maximum	N/A	75% of Awning Length	2 feet	N/A
Projecting/ Perpendicular	1 per tenant	6 sq. ft.	Width - 4 feet	3 feet	N/A
Monument/ Ground <sup>11</sup>	1 per 500 linear feet of street frontage	2 sq. ft. per linear foot of street frontage to a maximum of 240 sq. ft.	No required dimensions	24 feet	<ul style="list-style-type: none"> <li>• Property lines - 5 feet</li> <li>• Other ground signs - 10 feet</li> </ul>
Interstate Highway I-10 Corridor Accessory Sign <sup>12</sup>	1	420 sq. ft.	N/A	85 feet above the crown of Interstate Highway I-10 nearest the sign <sup>13</sup>	<ul style="list-style-type: none"> <li>• Front Property Line - 25 feet</li> <li>• Side/Rear Property Line - 50 feet</li> <li>• Other permanent ground sign on same site - 100 feet</li> </ul>
Billboard <sup>14</sup>	1	310 sq. ft.	Width - 38 feet	30 feet	<ul style="list-style-type: none"> <li>• Property lines - 10 feet</li> <li>• Other billboard on same side of thoroughfare - 1,500 feet</li> </ul>
Interstate Highway I-10 Corridor Billboard <sup>13, 14</sup>	1	672 sq. ft.	Width - 48 feet	50 feet above crown of Interstate Highway I-10 nearest the sign	<ul style="list-style-type: none"> <li>• Interstate I-10 Right of Way - 20 feet</li> <li>• Other property lines - 50 feet</li> <li>• Other billboard on same side of thoroughfare - 1,500 feet</li> </ul>

<sup>11</sup> Signs for businesses addressed on Highway 85 and Highway 90 may be up to 30 feet in height, with a maximum sign face area of 360 sq. ft.

<sup>12</sup> The Interstate I-10 corridor is defined as 1,000 feet from the Interstate Highway I-10 right-of-way

<sup>13</sup> Properties within the area shown in Figure 7.02.05 may be up to 85 feet above the crown of road of Interstate Highway I-10 or Fallen Heroes Way nearest the sign, whichever is taller. The area shown in Figure 7.02.05 shall not affect properties that are not within the City Limits until such time that they are annexed.

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



**Figure 7.02.05 – Interstate I-10/Fallen Heroes Way Sign Corridor**

**SECTION 3 – SEVERABILITY.** If any word, phrase, sentence, paragraph or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

**SECTION 4 – SCRIVENER’S ERRORS.** The correction of typographical errors which do not affect the intent of this Ordinance may be authorized by the City Manager or the City Manager’s designee, without public hearing, by filing a corrected or re-codified copy with the City Clerk.

**SECTION 5 – ORDINANCE TO BE LIBERALLY CONSTRUED.** This Ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

**SECTION 6 – REPEAL OF CONFLICTING ORDINANCES.** Ordinances, or parts of ordinances or portions thereof of the City of Crestview, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

**SECTION 7 – EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its adoption.

Passed and adopted by the City Council of Crestview, Florida on the 9th day of June, 2025.

ATTEST:

---

Maryanne Girard

City Clerk

Approved by me this 9th day of June, 2025.

---

J. B. Whitten  
Mayor



# Staff Report

PLANNING AND DEVELOPMENT  
BOARD MEETING DATE: May 5, 2025  
TYPE OF AGENDA ITEM: Presentation

TO: Planning and Development Board  
CC: City Manager and City Attorney  
FROM: Community Development Services  
DATE: 5/1/2025  
SUBJECT: 1. Director's Report

**BACKGROUND:**

This is a presentation of development activities that have occurred since the last Director's Update.

**DISCUSSION:**

Development Orders Issued:	No development orders have been issued since the previous Planning and Development Board meeting.
Final Plats:	The Final Plat for Garden Villas Townhomes Phase 2 was approved following the previous City Council meeting. This subdivision comprises townhouse lots on approximately 2.2 acres of land at Third Avenue and Jones Road. The subdivision provides a connection from Third Avenue to Jones Road via Dawg Lane.
New Development Applications:	No new development applications have been received.
Additional Developments in Review	<p>Longview Estates Subdivision - 15 lot subdivision located on approximately 3.25 acres at 669 Long Drive, north of E First Ave.</p> <p>Freedom Walk Subdivision - 474 lot subdivision development located on 156 acres located on Old Bethel Road.</p> <p>Walmart Neighborhood Market - 43,603 square foot grocery store, 18,800 square feet of retail space, a fueling station and 2 outparcels located north-east of the intersection of Industrial Dr. and Richburg Ln.</p> <p>Candlewood Suites - 84-room hotel located on approximately 2.68 acres south of Cracker Barrel Dr.</p>

Okaloosa County Tax Collector's Office - 20,209 square foot tax collector's office building and associated improvements located at 1448 Commerce Drive, west of the Chamber of Commerce and north of the Library.

Spring Creek Court - 19-unit multifamily apartment development on approximately 1 acre, located west of the intersection of Bay Street and W Cobb Avenue.

Sycamore Court - 38 apartment units on 1.91 acres, located northeast of the intersection of W Bowers Avenue and Bay Street. This project is northwest of Vineyard Village, the City's affordable housing development project.

### **GOALS & OBJECTIVES**

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

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

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

### **FINANCIAL IMPACT**

This item is informational in nature.

### **RECOMMENDED ACTION**

No action required.

### **Attachments**

None