



**PLANNING AND DEVELOPMENT BOARD
REGULAR MEETING AGENDA
AUGUST 4, 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 July 7, 2025
- 6 Ordinance on 1st reading/ Public Hearing**
- 7 Ordinances**
- 8 Final Plats and PUDS**
 8. 1. Longview Estates Plat Approval
- 9 Special Exceptions, Variances, Vacations and Appeals**
- 10 Action Items**
- 11 Director Report**
 11. 1. Director's Report
- 12 Comments from the Audience**
- 13 Adjournment**

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



Staff Report

PLANNING AND DEVELOPMENT
BOARD MEETING DATE: August 4, 2025
TYPE OF AGENDA ITEM: Minutes

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 7/28/2025
SUBJECT: 1. Planning & Development Board Meeting Minutes July 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 July 7, 2025 minutes.

Attachments

1. 0707025 PDB Minutes Draft

**Planning and Development Board
Minutes
July 7, 2025
6:00 PM
Council Chambers**

1 Call to Order

Chair M. Roy called the Regular Meeting of the Crestview Planning and Development Board to order at 6:00 p.m. Members present were: Vice Chair Mario Werth, Bryan Follmar, Joseph Warren, Larry Medlock, alternate Sylvester Echols. The Deputy City Clerk, Natasha Peacock, and staff members were present. Mr. Bounds was not in attendance.

2 Pledge of Allegiance

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

3 Approve Agenda

Chair M. Roy asked the Board for action to approve the Agenda.

A motion was made by Mr. Warren and seconded by Mr. Medlock to approve the Agenda.

Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Joseph Warren, Larry Medlock. Nays: None. all yeas, motion carried.

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

5.1 Planning & Development Board Meeting Minutes May 5, 2025

5.2 Planning & Development Board Special Meeting May 27, 2025

Chair M. Roy asked the Board for action to approve the Consent Agenda.

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

Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Joseph Warren, Larry Medlock. Nays: None. all yeas, motion carried.

6 Ordinance on 1st reading/ Public Hearing

6.1 Ordinance 2003 - Brock Avenue Annexation

Planning Administrator N. Schwendt reviewed the necessary information concerning and presented the Ordinance 2003- Brock Avenue Annexation and presented it. On May 20, 2025, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Brock Avenue. The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Low Density Residential and Residential-1, respectively. The request for voluntary annexation will be presented to the City Council via Ordinance 2003 on August 11, 2025, for the first reading. The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property can be developed for residential use. The fees for

annexation have been waived for this application as it was received during the moratorium on annexation fees. The successful annexation of this property will have positive future impacts, including ad valorem revenue based on future taxable assessed value, development and building permit fees, and utility usage fees.

Mr. Schwendt asked the Deputy City Clerk to read Ordinance 2003 by title.

ORDINANCE: 2003 AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 0.17 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Chair M. Roy asked for action.

A motion was made by Mr. Medlock and seconded by Mr. Werth to recommend the City Council to adopt Ordinance 2003.

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

6.2 Ordinance 2004 - Brock Avenue Comprehensive Plan Amendment

Planning Administrator N. Schwendt reviewed the necessary information concerning the ordinance and presented Ordinance 2004- Brock Avenue Comprehensive Plan Amendment. On May 20, 2025, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Brock Avenue. The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Low Density Residential and Residential-1, respectively. The application requests the Residential (R) future land use designation for the property. The request for a comprehensive plan amendment will be presented to the City Council via Ordinance 2004 on August 11, 2025, for the first reading.

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

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

Mr. Schwendt asked the Deputy City Clerk to read Ordinance 2004 by title.

ORDINANCE: 2004 AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND USE DESIGNATION FROM OKALOOSA COUNTY LOW DENSITY RESIDENTIAL TO RESIDENTIAL (R) ON APPROXIMATELY 0.17 ACRES, MORE OR LESS, IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

A motion was made by Mr. Warren and seconded by Mr. Werth to recommend the City Council to adopt Ordinance 2004.

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

6.3 Ordinance 2005 - Brock Avenue Rezoning

Planning Administrator N. Schwendt reviewed the necessary information concerning the ordinance and presented Ordinance 2005- Brock Avenue Rezoning. On May 20, 2025, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Brock Avenue. The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Low Density Residential and Residential-1, respectively. The application requests the Single and Multi-Family Density Dwelling District (R-3) zoning designation for the property. The rezoning request will be presented to City Council via Ordinance 2005 on August 11, 2025 for the first reading. The fees for the rezoning request have been waived for this application as it was received during the moratorium on annexation fees. There is no additional cost of advertising as the rezoning request was included in the advertisement for annexation.

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

ORDINANCE: 2005 AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 0.17 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY RESIDENTIAL-1 ZONING DISTRICT TO THE SINGLE AND MULTIFAMILY DENSITY DWELLING DISTRICT (R-3) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

A motion was made by Mr. Warren and seconded by Mr. Medlock to recommend the City Council to adopt Ordinance 2005.

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

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

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

Development Orders Issued: 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.

Final Plats: The Final Plat for Garden Villas Townhomes Phase 1 was approved following the previous City Council meeting. This subdivision comprises 158 townhouse lots on approximately 11.93 acres of land at Third Avenue and Garden Street.

New Development Applications: DSL Dealership Expansion - An approximately 86,000 square foot dealership expansion upon a 14.50 acre parcel at 4374 S Ferdon Blvd, across the street from the existing David Scott Lee Buick GMC dealership.

Additional Developments in Review: Longview Estates Subdivision - 15 lot subdivision located on approximately 3.25 acres at 669 Long Drive, north of E First Ave. Freedom Walk Subdivision - 474 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 out parcels located north-east of the intersection of Industrial Dr. and Richburg Ln. Spring Creek Court - 19-unit multifamily apartment development on approximately 1 acre, located west of the intersection of Bay Street and W Cobb Avenue. Page 47 of 48 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.

Other Updates: Effective July 1st, the state has precluded municipalities' ability to require plats to be approved by elected or appointed bodies. The statute modification requires that plats be reviewed and approved administratively. In the coming months, staff will bring a Land Development Code amendment to the Board and Council which revises our plat process to remove any Planning and Development Board or City Council-related approvals.

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 6:09 p.m.

Minutes approved this __ day of __, 2025.

Michael Roy, Chair

Submitted by

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

DRAFT



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: August 4, 2025

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 7/31/2025
SUBJECT: 1. Longview Estates Plat Approval

BACKGROUND:

Staff received the initial application for the Longview Estates subdivision on March 25th, 2025. It has since gone through staff review and all major comments have been addressed. The remaining comments are minor and will not affect the overall layout and scope proposed in the provided preliminary plat documents.

DISCUSSION:

This subdivision is proposed off of Long Drive, to the north of E First Avenue and to the south of Wainwright Drive at 669 Long Drive.

The project proposes 15 lots, two fronting Long Drive and the remaining 13 from a new road that connects to Long Drive, upon approximately 3.25 acres. This results in a gross density of approximately 4.61 units per acre, which is allowable per the applicable zoning and future land use requirements (up to 8 units per acre allowed).

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 there be any changes to this document that do affect the layout or scope proposed, it will be brought back for review.

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

Approval of the preliminary plat will lead to the development of a subdivision that will have a positive future impact, including: impact fees, building permit fees and utility usage fees.

RECOMMENDED ACTION

Staff respectfully requests a motion to approve the Longview Estates Subdivision preliminary plat.

Attachments

1. Longview Estates Plat

LONGVIEW ESTATES

Section 9, Township 3 North, Range 23 West, Okaloosa County, Florida

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CIL CONSTRUCTION, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS "OWNER" OF THE LANDS HEREON PLATTED AS "LONGVIEW ESTATES", DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF CRESTVIEW IN FEE SIMPLE, ALL PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON. FURTHERMORE, OWNER DOES HEREBY GRANT A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS, INSTALLATION, MAINTENANCE, AND REPAIR OF VARIOUS UTILITIES, TO SUCH UTILITY SUPPLIERS TO INCLUDE, BUT NOT BE LIMITED TO CENTURY LINK, COX COMMUNICATIONS, FLORIDA POWER & LIGHT, CITY OF CRESTVIEW, AND OKALOOSA GAS DISTRICT, OVER SAID PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON. ADDITIONALLY, OWNER HEREBY DEDICATES TO THE PUBLIC THE PUBLIC DRAINAGE/ACCESS EASEMENTS AS SHOWN HEREON. FURTHER OWNER DEDICATES AND CONVEYS TO THE LONGVIEW ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("HOA") THE PRIVATE DRAINAGE/ACCESS EASEMENTS, STORM WATER RETENTION AREAS, COMMON AREAS AND LANDSCAPE EASEMENTS AS SHOWN HEREON. OWNER HEREBY REQUESTS THAT THIS PLAT BE RECORDED IN THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA.

CIL CONSTRUCTION, LLC

COLTON LEYENDECKER
MANAGER

WITNESS (SIGNATURE)

PRINT NAME

WITNESS (SIGNATURE)

PRINT NAME

ACKNOWLEDGEMENT TO DEDICATION:

STATE OF FLORIDA, COUNTY OF OKALOOSA

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2025 BEFORE ME BY MEANS OF PHYSICAL PRESENCE, AN OFFICER DULY AUTHORIZED AND ACTING, PERSONALLY APPEARED COLTON LEYENDECKER, WHO IS PERSONALLY KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND AS MANAGER OF CIL CONSTRUCTION, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS HIS/HER FREE ACT AND DEED.

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

TITLE OPINION:

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

JOHN W. MONROE, JR.
BAR NUMBER 0256706

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE AS SHOWN ABOVE. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH PROPERTY LINE, SAID LINE BEARING N89°11'39"W AS ESTABLISHED BY STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM OF 1983.
- THIS PARCEL APPEARS TO LIE IN FLOOD ZONE X (NO MINIMUM), AS DETERMINED BY SCALE FROM FEMA PANEL #12091C0170J, DATED 03/09/2021, AND FURNISHED BY FEMA FLOOD MAP SERVICE CENTER.
- THERE MAY BE ADDITIONAL RIGHTS OF WAY, EASEMENTS, BUILDING SETBACKS, OR OTHER RESTRICTIONS OF RECORD THAT ARE NOT SHOWN. NO CERTIFICATION IS GIVEN THAT ALL RESTRICTIONS OF RECORD ARE SHOWN. ALSO, NO CERTIFICATION IS GIVEN THAT DEED OVERLAPS AND UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS DO NOT EXIST.
- CAPTIONS WHICH APPEAR OUTSIDE THE PLATTED SUBDIVISION ARE FOR CONVENIENCE ONLY. NO CONVEYANCE OR PROMISE TO CONVEY ANY LANDS OR ANY INTEREST IN LANDS OUTSIDE THE SUBDIVISION IS INTENDED OR IMPLIED.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF OKALOOSA COUNTY.
- THIS SUBDIVISION PLAT HAS BEEN PREPARED BY XXXX, WHICH MEETS STANDARDS OF PRACTICE FOR SURVEYS, AS DEFINED IN 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.
- ALL LOT CORNERS SHOWN ON THIS PLAT HAVE BEEN SET IN THE FIELD WITH CAPPED IRON RODS, CONCRETE MONUMENTS OR PERMANENT CONTROL POINTS (NAIL & DISC.) MARKED CORPORATION NUMBER 8227.
- NO ENVIRONMENTAL JURISDICTIONAL LINES HAVE BEEN DETERMINED BY XXXX.
- THE DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THE INTENDED USE OF THE STATE PLANE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) VIRTUAL REFERENCE STATION (VRS) SOLUTION BASED ON REAL TIME KINEMATIC (RTK) OBSERVATIONS TAKEN ON JANUARY 7, 2020.

LEGAL DESCRIPTION

BEGIN AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND RUN EAST 390 FEET; THENCE NORTH 257.4 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 420.0 FEET; THENCE EAST 466.6 FEET; THENCE SOUTH 186.7 FEET; THENCE WEST 233.3 FEET; THENCE SOUTH 233.3 FEET; THENCE WEST 233.3 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN OKALOOSA COUNTY, FLORIDA.

LESS AND EXCEPT

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 3 NORTH RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE RUN EAST ON SECTION LINE 390 FEET; THENCE DIRECTLY NORTH 662.3 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH FOR A DISTANCE OF 15 FEET; THENCE RUN EAST 466.6 FEET; THENCE SOUTH 15 FEET; THENCE WEST 466.6 FEET TO THE POINT OF BEGINNING.

CITY COUNCIL'S APPROVAL:

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

MAYOR

ATTEST BY: CITY CLERK

CITY CLERK VERIFICATION:

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

CITY CLERK

CITY ENGINEER'S CERTIFICATE:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO AND APPROVED BY THE CITY ENGINEER OF CITY OF CRESTVIEW, FLORIDA THIS _____ DAY OF _____, _____.

CITY ENGINEER

COMMUNITY DEVELOPMENT SERVICES DIRECTOR:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO AND APPROVED BY THE COMMUNITY DEVELOPMENT SERVICES DIRECTOR OF CITY OF CRESTVIEW, FLORIDA THIS _____ DAY OF _____, _____.

COMMUNITY DEVELOPMENT SERVICES DIRECTOR

PLANNING AND DEVELOPMENT BOARD:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO AND APPROVED BY THE PLANNING AND DEVELOPMENT BOARD OF CITY OF CRESTVIEW, FLORIDA THIS _____ DAY OF _____, _____.

PDB CHAIRMAN OR PDB VICE CHAIRMAN

COUNTY SURVEYOR'S APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT, "LONGVIEW ESTATES", WAS REVIEWED AND MEETS THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WAS APPROVED ON _____.

OKALOOSA COUNTY SURVEYOR

FLORIDA CERTIFICATE NUMBER _____

CERTIFICATION BY TAX COLLECTOR:

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

BEN ANDERSON, TAX COLLECTOR, OKALOOSA COUNTY, FLORIDA

COUNTY CLERK'S APPROVAL:

I, JD PEACOCK II, CLERK OF THE CIRCUIT COURT OF OKALOOSA COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE _____ DAY OF _____, 2025, IN PLAT BOOK _____, PAGE _____.

JD PEACOCK II, CLERK OF THE CIRCUIT COURT OF OKALOOSA COUNTY, FLORIDA

NOTICE:

PURSUANT TO CHAPTER 177.091 (27):

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

PURSUANT TO CHAPTER 177.091 (28):

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION DOES NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THIS PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION, PERMANENT REFERENCE MONUMENTS HAVE BEEN SET, AND THAT THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

SURVEYOR _____ DATE _____



PO BOX 21190
SANTA ROSA BEACH, FL 32459
615-210-2150
WWW.NAUTILUSCIVIL.COM
FLORIDA C.O.A. : 32090

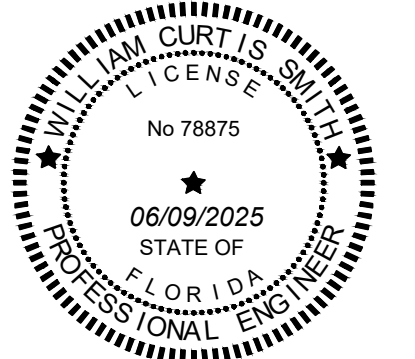
LONGVIEW ESTATES

CRESTVIEW, FL

PREPARED FOR:
CJL CONSTRUCTION, LLC

ISSUED FOR:
PERMITTING REVIEW
(NOT FOR CONSTRUCTION)

NOT APPROVED WITHOUT SIGNATURE AND SEAL



W. CURTIS SMITH, P.E. - REG.#78875

Revision		
No.	Date	Description
1	5/15/2025	CRESTVIEW COMMENTS
2	06/09/2025	CRESTVIEW COMMENTS

PRELIMINARY PLAT SHT 1

C210

PROJECT: 240-044
DATE: 2/25/2025

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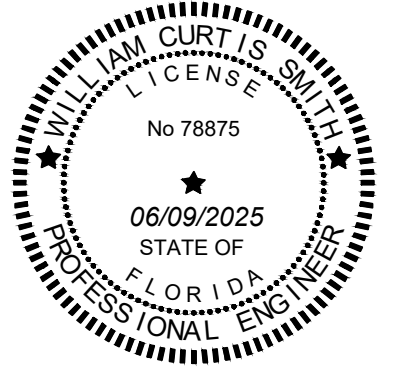
LONGVIEW ESTATES

CRESTVIEW, FL

PREPARED FOR:
CJL CONSTRUCTION, LLC

ISSUED FOR:
PERMITTING REVIEW
(NOT FOR CONSTRUCTION)

NOT APPROVED WITHOUT SIGNATURE AND SEAL



W. CURTIS SMITH, P.E. - REG.#78875

Revision		
No.	Date	Description
1	5/15/2025	CRESTVIEW COMMENTS
2	06/09/2025	CRESTVIEW COMMENTS

PRELIMINARY PLAT SHT 2

C211

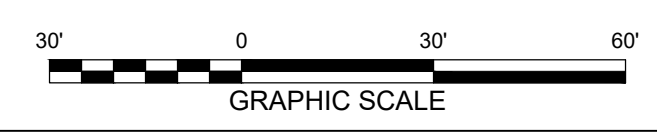
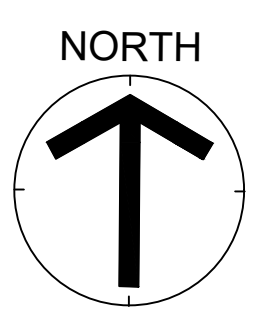
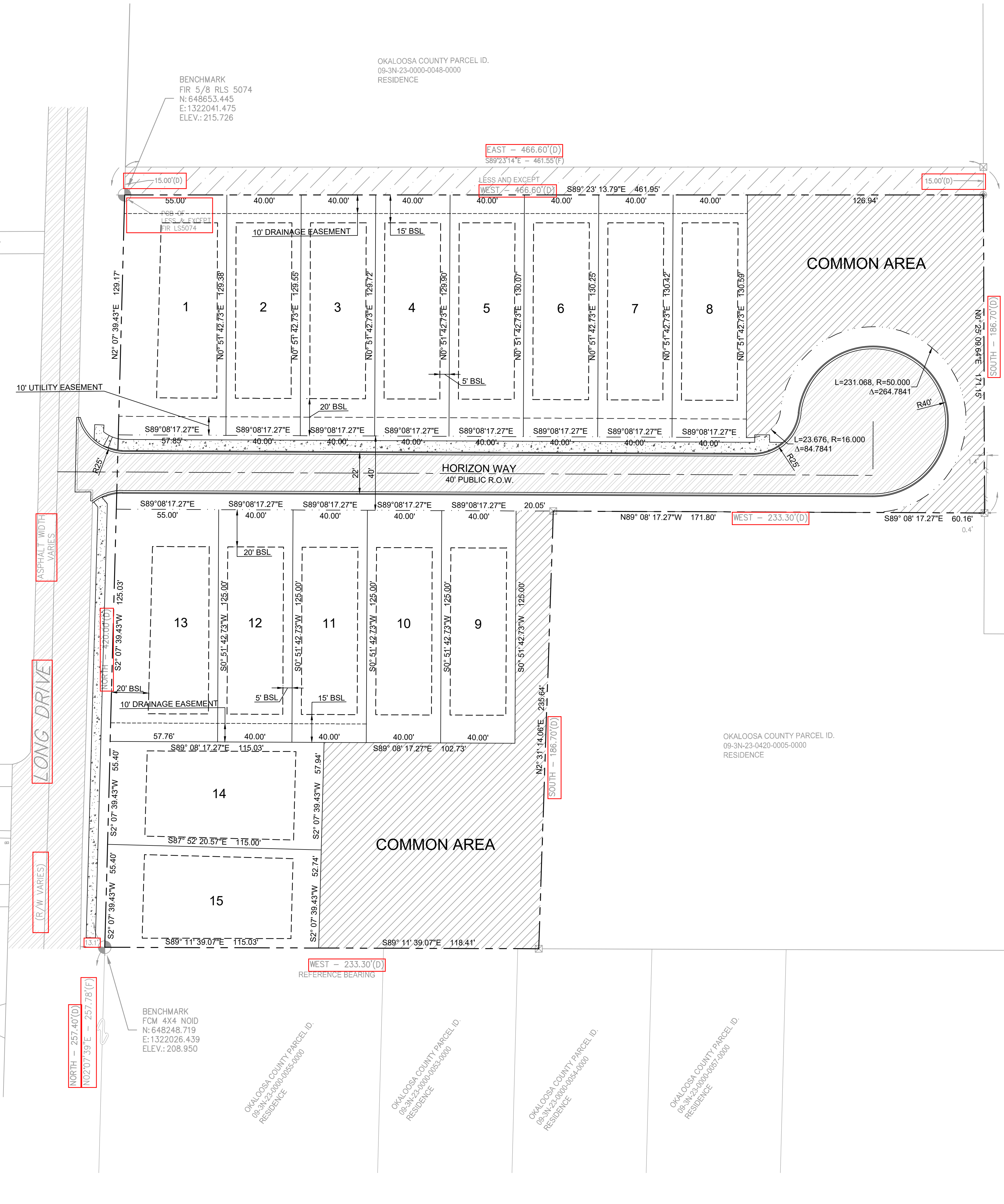
PROJECT: 240-044
DATE: 2/25/2025

DRAWING NOTES:

- EXISTING CONDITIONS PROVIDED BY BOUNDARY AND TOPOGRAPHIC SURVEY BY FGS SURVEYORS DATED 10/30/2024. NORTH AND BEARINGS DEPICTED ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM - FLORIDA NORTH ZONE (NAD83), AS REFERENCED ON THE PROJECT SURVEY.
- PRELIMINARY PLAT DOES NOT REFLECT RESEARCH REGARDING TITLE OR EASEMENT. DEEDS OF RECORD, UNRECORDED DEEDS, RECORDED OR UNRECORDED PLATS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER INSTRUMENTS MAY EXIST THAT MAY AFFECT THIS PARCEL.

OKALOOSA COUNTY PARCEL ID.
09-3N-23-0000-0004-00A0
RESIDENCE

OKALOOSA COUNTY PARCEL ID.
09-3N-23-0420-0005-0000
RESIDENCE



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Staff Report

PLANNING AND DEVELOPMENT
BOARD MEETING DATE: August 4, 2025
TYPE OF AGENDA ITEM: Presentation

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 7/31/2025
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:	Freedom Walk Subdivision - 474 lot subdivision development located on 156 acres located on Old Bethel Road.
Final Plats:	N/A
New Development Applications:	N/A
Additional Developments in Review	<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>Spring Creek Court - 19-unit multifamily apartment development on approximately 1 acre, located west of the intersection of Bay Street and W Cobb Avenue.</p> <p>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.</p>

Other Updates	
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GOALS & OBJECTIVES

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

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

Communication- To engage, inform and educate public and staff

FINANCIAL IMPACT

This item is informational in nature.

RECOMMENDED ACTION

No action required.

Attachments

None