



**PLANNING AND DEVELOPMENT
REGULAR MEETING AGENDA
SEPTEMBER 2, 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 August 4, 2025
- 6 Ordinance on 1st reading/ Public Hearing**
 6. 1. Ordinance 2010- Antioch Road Comprehensive Plan Amendment
 6. 2. Ordinance 2011-Antioch Road Rezoning
- 7 Ordinances**
- 8 Final Plats and PUDS**
- 9 Special Exceptions, Variances, Vacations and Appeals**
- 10 Action Items**
- 11 Director 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: September 2, 2025

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 8/13/2025
SUBJECT: 1. Planning & Development Board Meeting Minutes August 4, 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 a motion to approve the August 4, 2025 minutes.

Attachments

1. 08/04/2025 Planning & Development Board Draft Meeting Minutes

Planning and Development Board
Minutes
August 4, 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, alternates Sylvester Echols and Robert Bounds. 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. Follmar and seconded by Mr. Werth 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 July 7, 2025

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

A motion was made by Mr. Follmar 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**

7 **Ordinances**

8 **Final Plats and PUDS**

8.1 Longview Estates Plat Approval

Mr. Nicolas Schwendt, Planning Administrator, informed the board of the background information for this plat approval. He stated that the 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.

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 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. There were no comments. He then asked for action.

A motion by Mr. Warren and seconded by Mr. Medlock to approve the Longivew Estates Plat. Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Larry Medlock, Joseph Warren. Nays: None. All ayes. Motion carried.

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: Freedom Walk Subdivision - 474 lot subdivision development located on 156 acres located on Old Bethel Road.

Additional Developments in Review:

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.

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 6:04 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: September 2, 2025
TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 8/28/2025
SUBJECT: 1. Ordinance 2010- Antioch Road Comprehensive Plan Amendment

BACKGROUND:

On July 31, 2025, staff received an application to amend the comprehensive plan and zoning designations for property located on Antioch Rd.

The subject property is currently located inside the city limits of Crestview with a future land use and zoning designation of Commercial (C) and Commercial Low-Intensity District (C-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 City Council via Ordinance 2010 on September 8, 2025 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: HARDBALL HOLDINGS LLC
Parcel ID: 26-3N-24-0000-0015-0010
Site Size: 7.56 acres
Current FLU: Commercial (C)
Current Zoning: Commercial Low-Intensity District (C-1)
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Commercial (C), Okaloosa County Low Density Residential, & Okaloosa County Agriculture	Commercial Low-Intensity District (C-1), Okaloosa County Residential-1, Okaloosa County Agricultural	Vacant & Residential
East	Public Lands (PL)	Public Lands (PL)	Commercial
South	Commercial (C) & Okaloosa County Agriculture	Commercial Low-Intensity District (C-1) & Okaloosa County Agricultural	Residential
West	Okaloosa County Agriculture	Okaloosa County Agricultural	Vacant

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

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on August 12, 2025. The property was posted on August 11, 2025. An advertisement ran in the Crestview News Bulletin on August 21, 2025.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The application fee for the comprehensive plan amendment was \$2,500.00. The cost of advertising was \$242.50.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 2010.

Attachments

1. Exhibit Packet
2. PZ-2025-36-25-030 project narrative letter_combined
3. PZ-2025-36-ingress egress easement

ORDINANCE: 2010

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND USE DESIGNATION FROM COMMERCIAL (C) TO RESIDENTIAL (R) ON APPROXIMATELY 7.56 ACRES, MORE OR LESS, IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Commercial (C) to Residential (R) on a parcel of land containing 7.56 acres, more or less, lying within the corporate limits of the City; and
- E. This amendment is consistent with the adopted Comprehensive Plan and is in the best interests of the City and its citizens.

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

SECTION 4 – FUTURE LAND USE MAP AMENDMENT. The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 7.56 acres of land, more or less, from Commercial (C) to Residential (R). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 7.56 acres, more or less, is known as Parcel 26-3N-24-0000-0015-0010 and commonly described as:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 01 DEGREES 12 MINUTES 59 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF NORTHWEST QUARTER, A DISTANCE OF 157.56 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ANTIOCH ROAD, SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2914.93 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 43 MINUTES 51 SECONDS, AN ARC DISTANCE OF 88.05 FEET, (CHORD BEARING AND DISTANCE = SOUTH 23 DEGREES 21 MINUTES 58 SECONDS EAST, A DISTANCE OF

88.05 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED SOUTH 24 DEGREES 20 MINUTES 04 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 423.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 24 DEGREES 20 MINUTES 04 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE, DEPARTING SAID RIGHT OF WAY LINE, PROCEED SOUTH 78 DEGREES 42 MINUTES 36 SECONDS WEST, A DISTANCE OF 272.95 FEET; THENCE PROCEED SOUTH 67 DEGREES 45 MINUTES 14 SECONDS WEST, A DISTANCE OF 471.08 FEET; THENCE PROCEED SOUTH 01 DEGREES 32 MINUTES 08 SECONDS WEST, A DISTANCE OF 357.42 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE PROCEED NORTH 88 DEGREES 27 MINUTES 52 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.04 FEET; THENCE, DEPARTING SAID SOUTH LINE PROCEED NORTH 12 DEGREES 11 MINUTES 48 SECONDS WEST, A DISTANCE 260.80 FEET; THENCE PROCEED NORTH 63 DEGREES 54 MINUTES 08 SECONDS EAST A DISTANCE OF 545.03 FEET; THENCE PROCEED NORTH 20 DEGREES 26 MINUTES 30 SECONDS WEST, A DISTANCE OF 26.15 FEET; THENCE PROCEED NORTH 57 DEGREES 43 MINUTES 11 SECONDS EAST, A DISTANCE OF 338.80 FEET; THENCE PROCEED SOUTH 20 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE 104.55; THENCE PROCEED NORTH 71 DEGREES 24 MINUTES 20 SECONDS EAST, A DISTANCE OF 371.04 FEET TO THE POINT OF BEGINNING. AND COMMENCE AT THE RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, AS GIVEN IN DEED RECORDED IN OFFICIAL RECORD BOOK 1659, PAGE 869, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 00 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 118.78 FEET TO A POINT LYING IN THE RIGHT OF WAY LINE OF ANTIOCH ROAD; SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2914.93 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 23 MINUTES 29 SECONDS, AN ARC DISTANCE OF 121.66 FEET, (CHORD BEARING AND DISTANCE= SOUTH 23 DEGREES 02 MINUTES 09 SECONDS, A DISTANCE OF 121.65 FEET), TO A 6 INCH SQUARE CONCRETE RIGHT OF WAY MONUMENT MARKING THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED ALONG SAID RIGHT OF WAY LINE SOUTH 24 DEGREES 20 MINUTES 04 SECONDS EAST, A DISTANCE OF 259.89 FEET; THENCE PROCEED SOUTH 66 DEGREES 09 MINUTES 53 SECONDS WEST, A DISTANCE OF 360.37 FEET; THENCE PROCEED SOUTH 20 DEGREES 26 MINUTES 30 SECONDS EAST A DISTANCE OF 25.45 FEET THENCE PROCEED SOUTH 67 DEGREES 43 MINUTES 11 SECONDS WEST, A DISTANCE 338.80 FEET TO THE POINT OF BEGINNING; THENCE PROCEED SOUTH 20 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE 26.15 FEET; THENCE PROCEED SOUTH 53 DEGREES 54 MINUTES 08 SECONDS WEST, A DISTANCE OF 545.03 FEET; THENCE PROCEED NORTH 12 DEGREES 11 MINUTES 48 SECONDS WEST A DISTANCE OF 63.72 FEET; THENCE PROCEED NORTH 67 DEGREES 45 MINUTES 09 SECONDS EAST A DISTANCE OF 533.50 FEET TO THE POINT OF BEGINNING.

The Residential (R) Future Land Use Category is hereby imposed on Parcel 26-3N-24-0000-0015-0010. Exhibit A, which is attached hereto and made a part hereof by reference, graphically depicts the revisions to the Future Land Use Map and shows Parcel 26-3N-24-0000-0015-0010 thereon.

SECTION 5 – SEVERABILITY. If any word, phrase, sentence, paragraph or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect

the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

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

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

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

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

Passed and adopted on second reading by the City Council of Crestview, Florida on the 22nd day of September, 2025.

ATTEST:

Maryanne Girard
City Clerk












Approved by me this 22nd day of September, 2025.

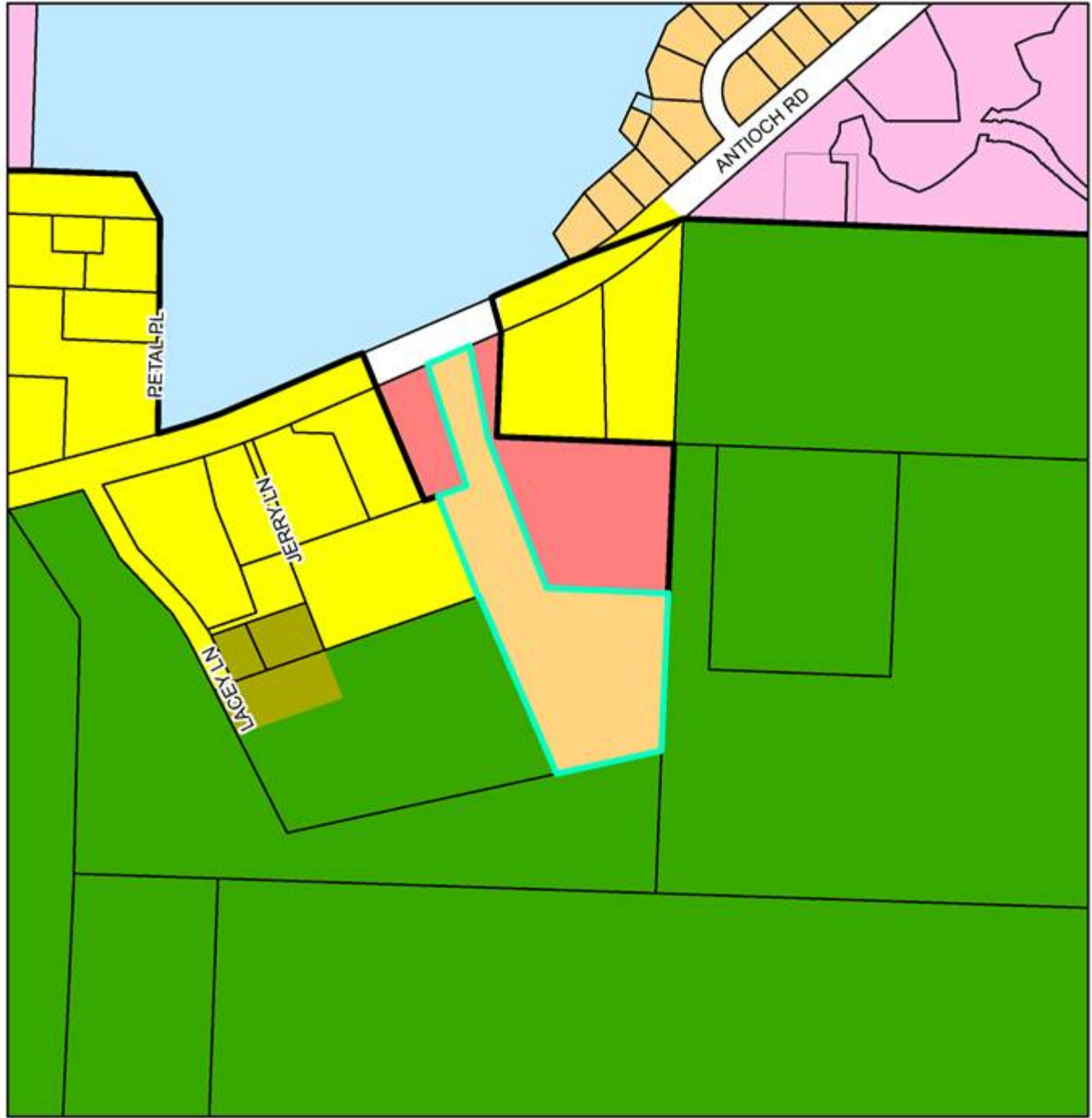
J. B. Whitten
Mayor

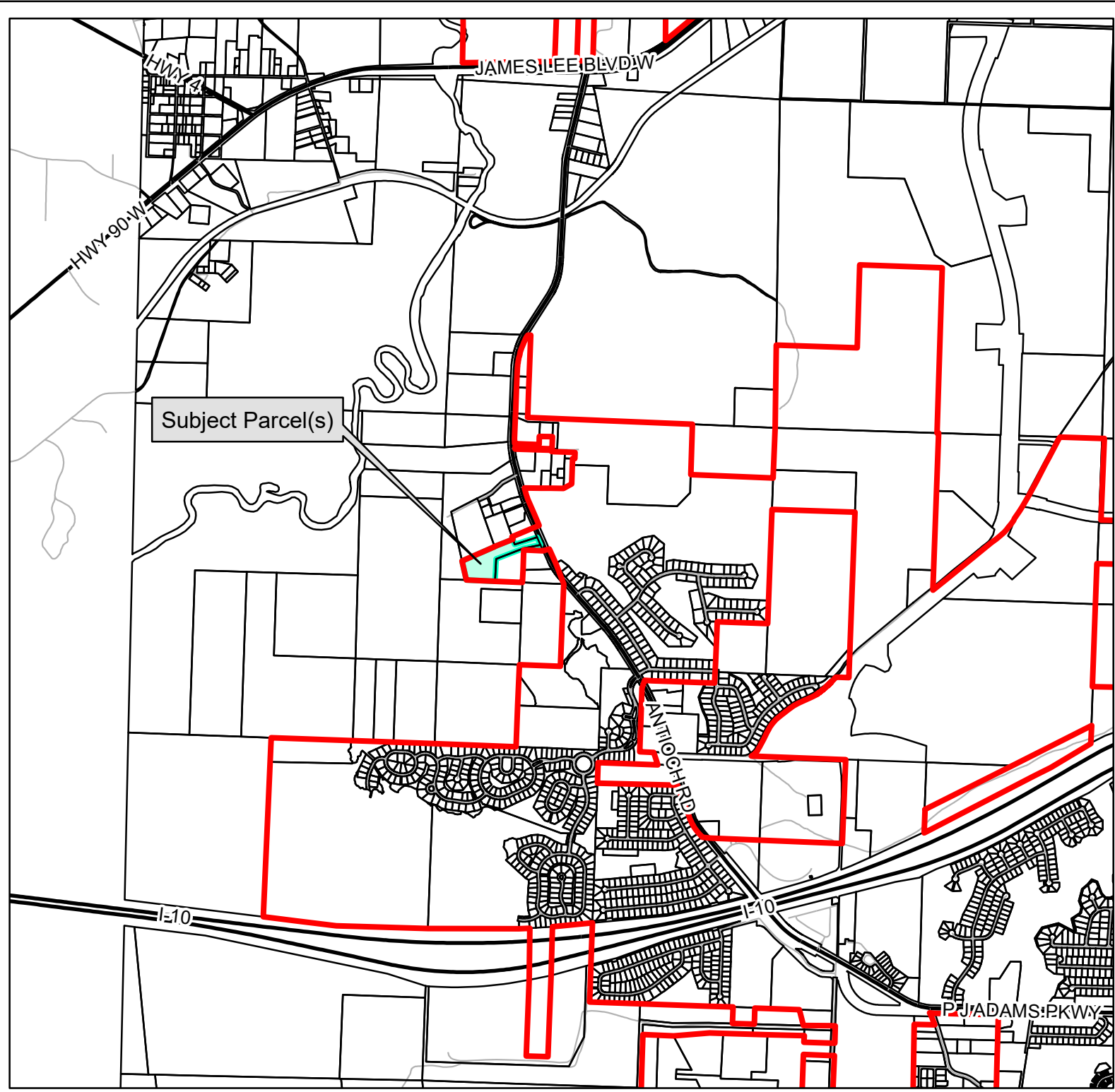
Adopted Future Land Use



Legend

-  Subject Parcel
-  City Limits
- City Future Land Use**
 -  Commercial (C)
 -  Industrial (IN)
 -  Mixed Use (MU)
 -  Conservation (CON)
 -  Public Lands (PL)
 -  Residential (R)
- County Future Land Use**
 -  Agriculture (AG)
 -  Low Density Residential (LDR)
 -  Mixed Use (MU)



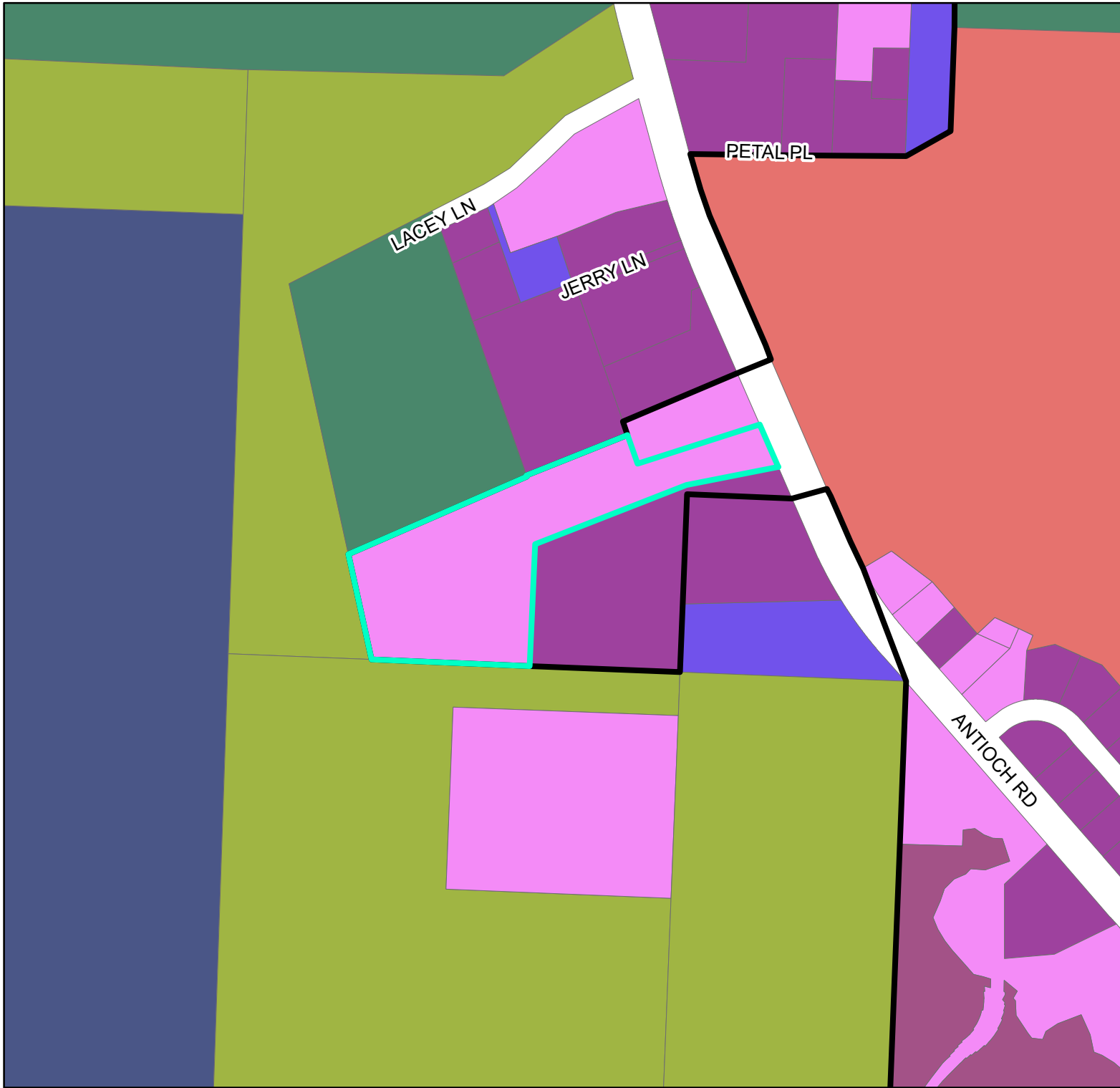


Vicinity Map

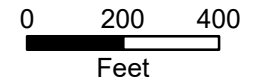


Not to Scale



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











Existing Use



Legend

-  Subject Parcel
-  City Limits

Use Description

-  CONSERVATION PARCEL
-  GOLF COURSES
-  IMPROVED AG
-  MOBILE HOME
-  SINGLE FAMILY
-  TIMBER 3 - NATURAL
-  TIMBERLAND 3
-  VACANT

Current Future Land Use

N



0 200 400
Feet

Legend

Subject Parcel

City Limits

City Future Land Use

Commercial (C)

Industrial (IN)

Mixed Use (MU)

Conservation (CON)

Public Lands (PL)

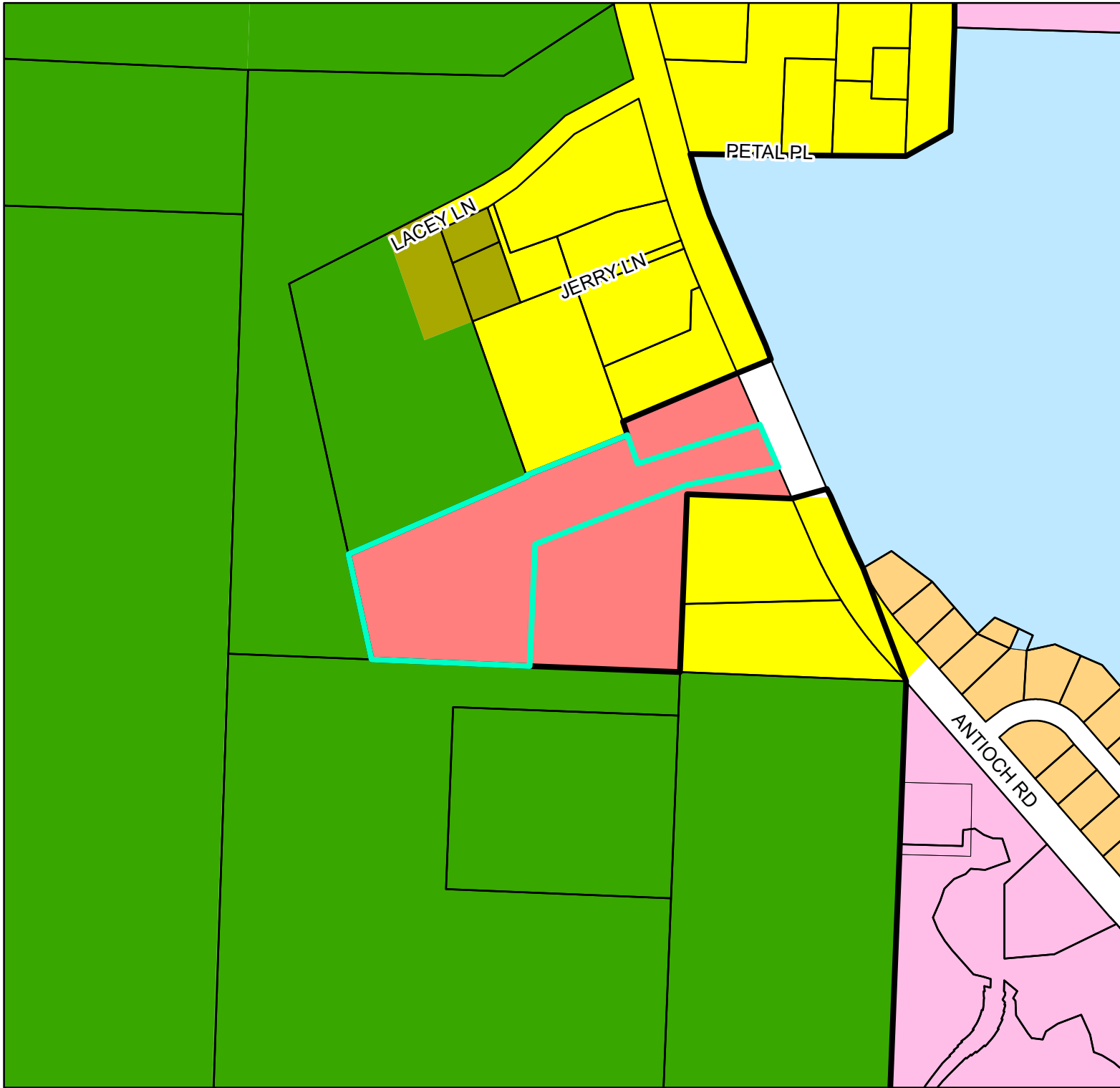
Residential (R)

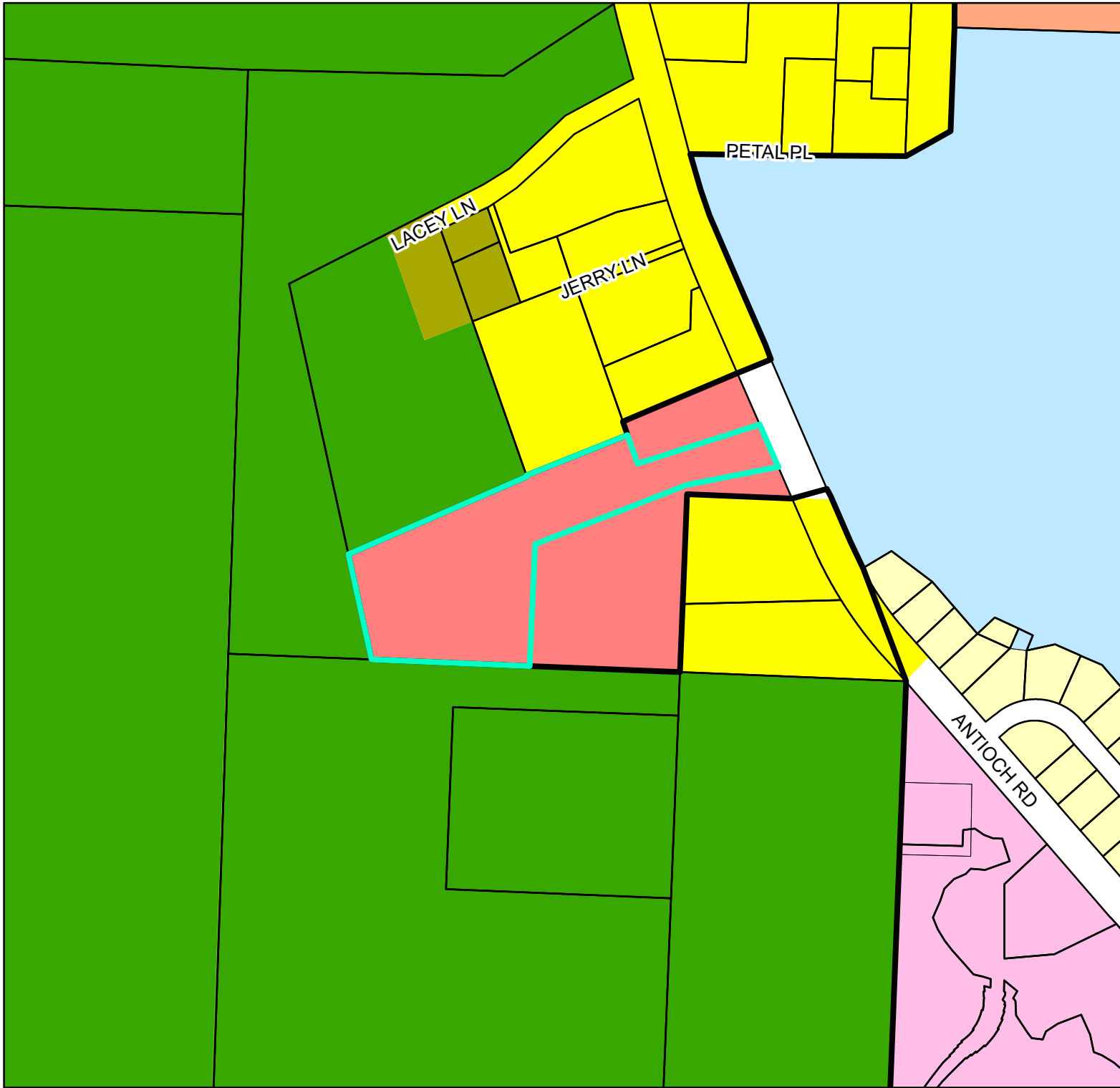
County Future Land Use

Agriculture (AG)

Low Density
Residential (LDR)

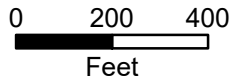
Mixed Use (MU)





Current Zoning

N



Legend

- Subject Parcel
- City Limits
- City Zoning**
- Single Family Estate Dwelling District (R-1E)
- Single Family Low Density District (R-1)
- Single Family Medium Density District (R-2)
- Single and Multi-Family Dwelling District (R-3)
- Mixed Use (MU)
- Commercial (C-1)
- Commercial (C-2)
- Industrial (IN)
- Public Lands (P)
- Conservation (E)
- County Zoning**
- Agricultural (AA)
- Residential - 1 (R-1)
- Mixed Use (MU)













Future Zoning Excerpt

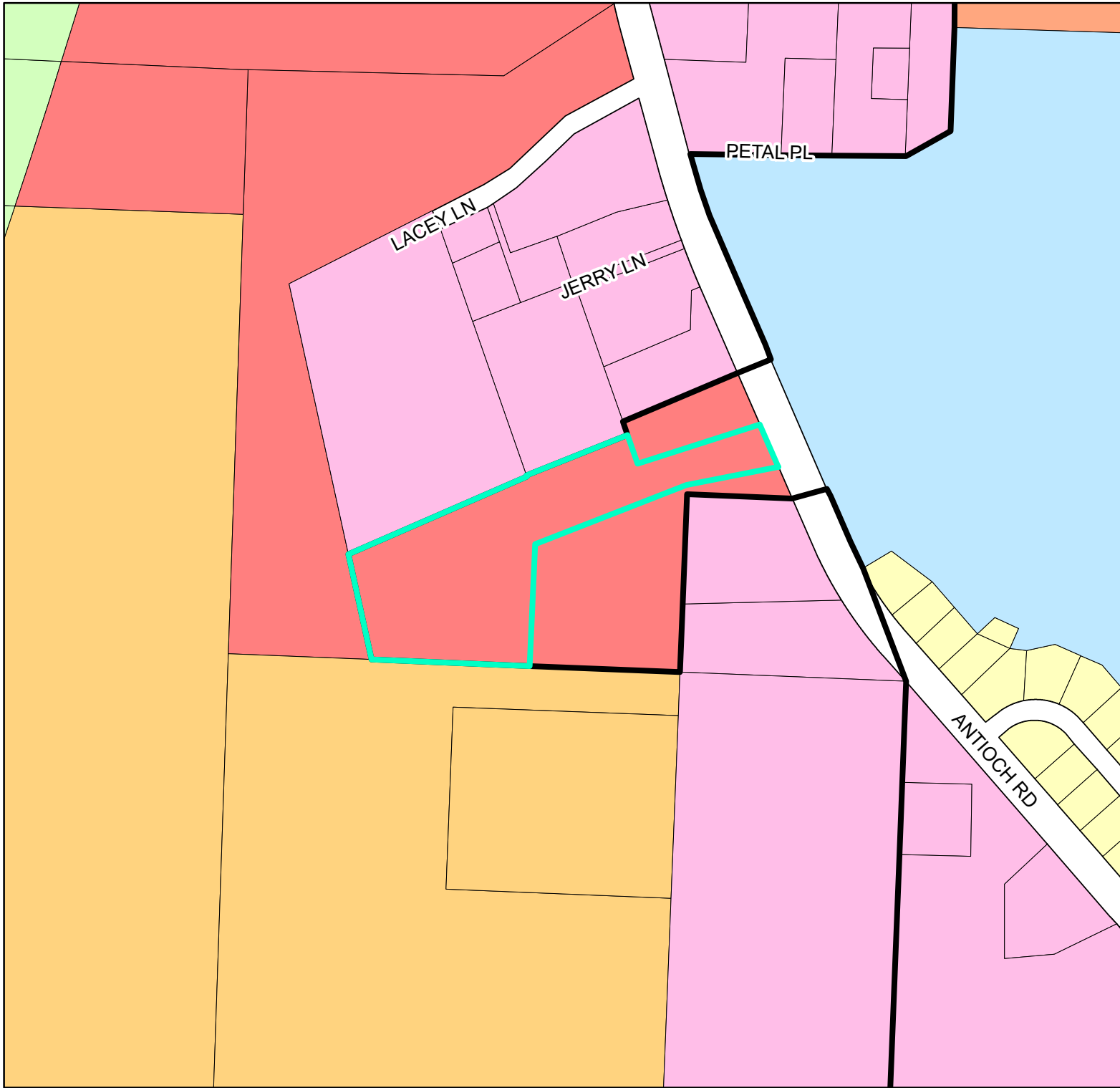
N



0 200 400
Feet

Legend

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



Proposed Future Land Use




0 200 400
Feet


Legend


 Subject Parcel


 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)


 Mixed Use (MU)


 Conservation (CON)


 Public Lands (PL)

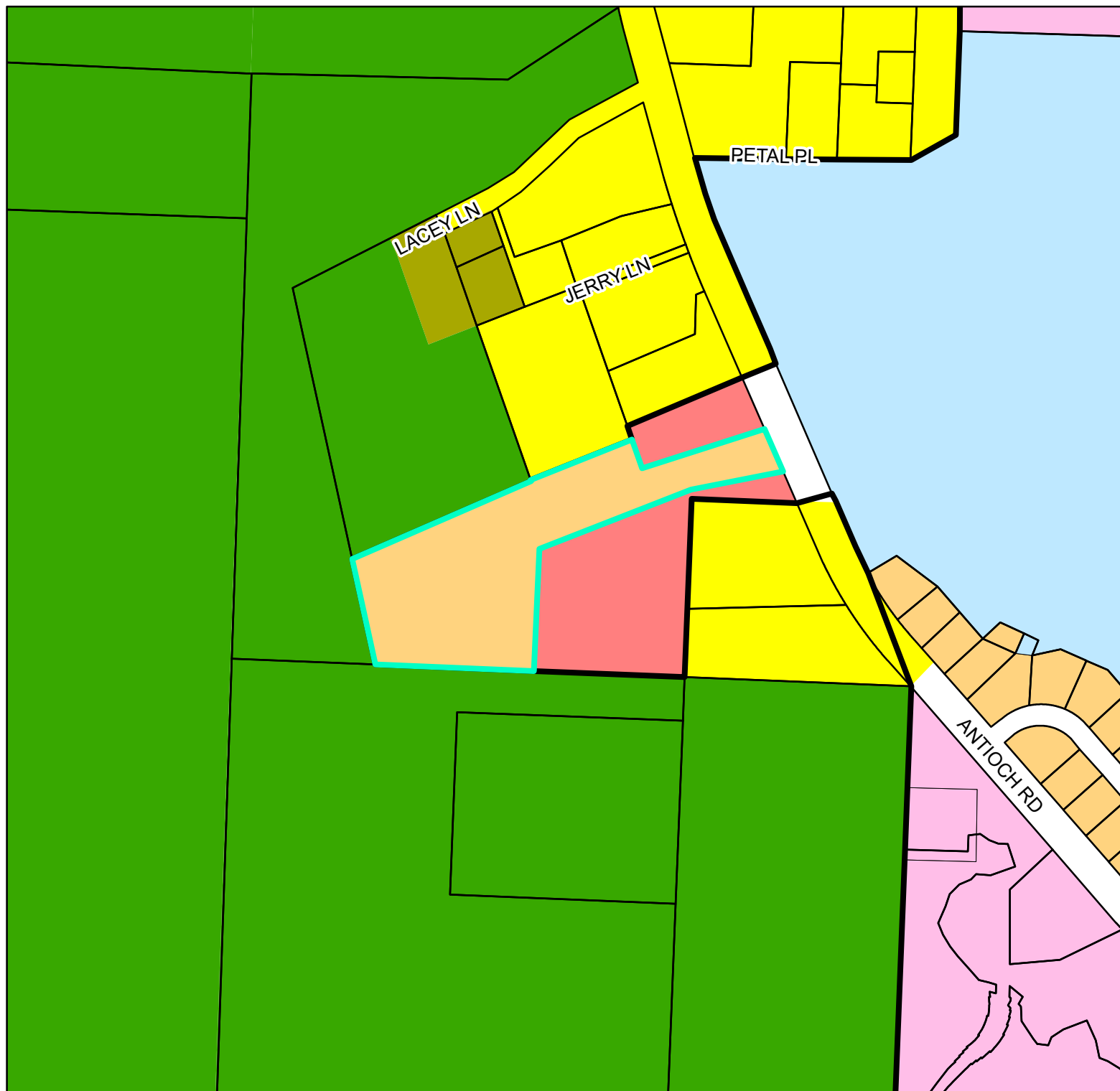
 Residential (R)

County Future Land Use

 Agriculture (AG)

 Low Density Residential (LDR)

 Mixed Use (MU)



Proposed Zoning

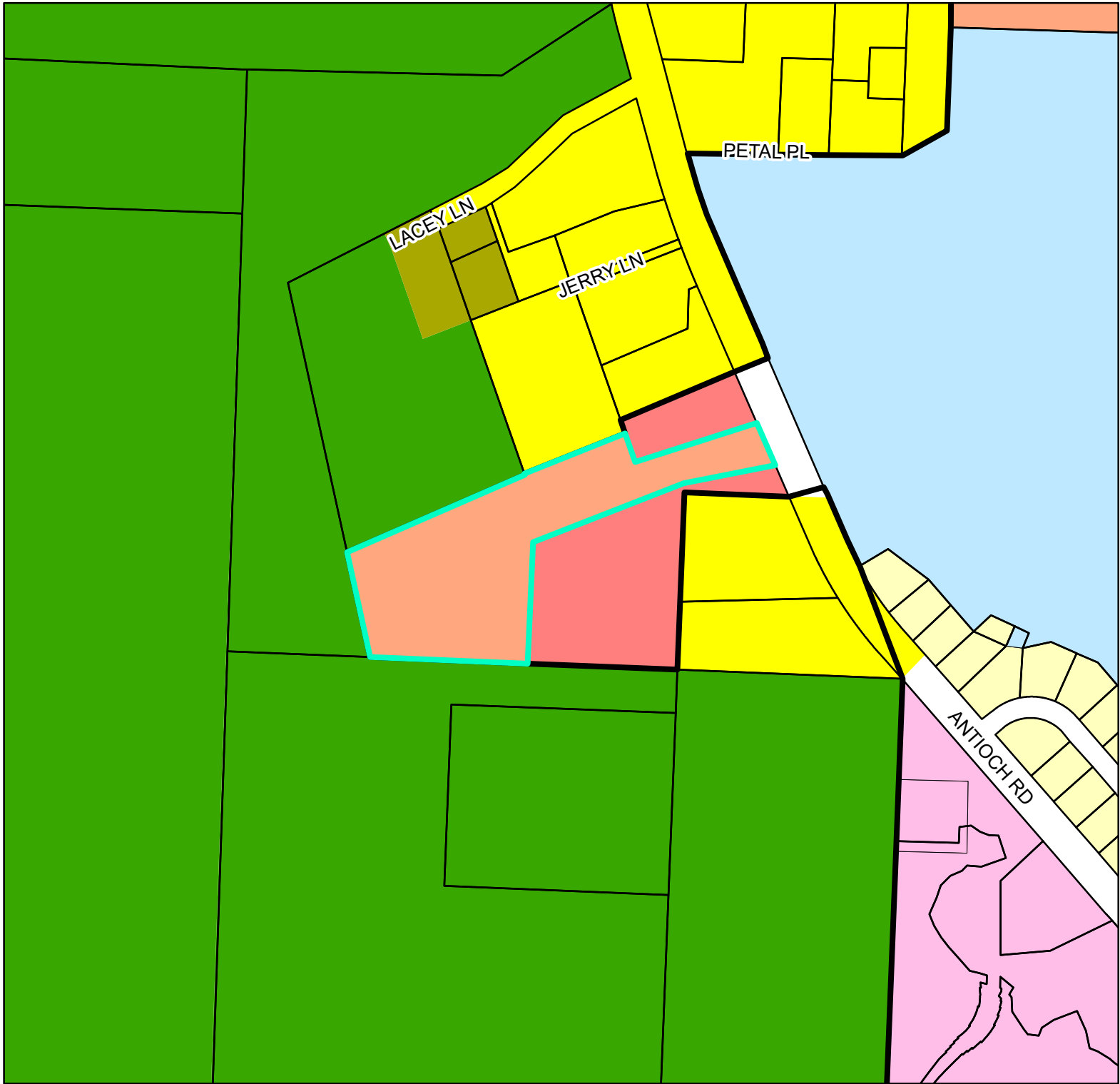
N



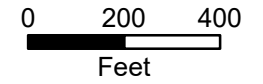
0 200 400
Feet

Legend


- Subject Parcel
- City Limits
- City Zoning**
- Single Family Estate Dwelling District (R-1E)
- Single Family Low Density District (R-1)
- Single Family Medium Density District (R-2)
- Single and Multi-Family Dwelling District (R-3)
- Mixed Use (MU)
- Commercial (C-1)
- Commercial (C-2)
- Industrial (IN)
- Public Lands (P)
- Conservation (E)
- Planned Unit Development (PUD)
- County Zoning**
- Agricultural (AA)
- Residential - 1 (R-1)
- Mixed Use (MU)



Adopted Future Land Use





Legend


 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)


 Mixed Use (MU)


 Conservation (CON)


 Public Lands (PL)

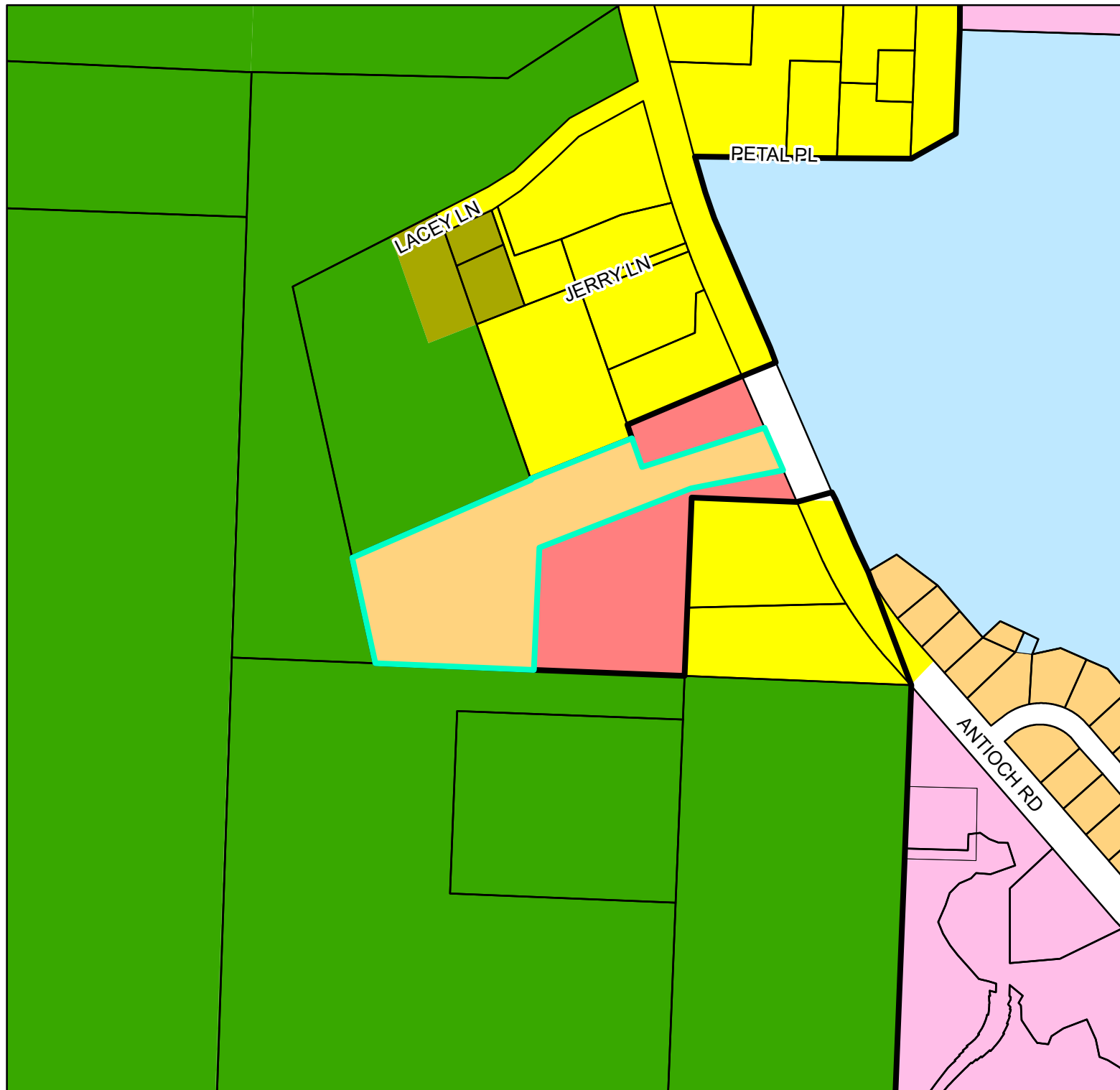
 Residential (R)

County Future Land Use

 Agriculture (AG)

 Low Density Residential (LDR)

 Mixed Use (MU)



Adopted Zoning

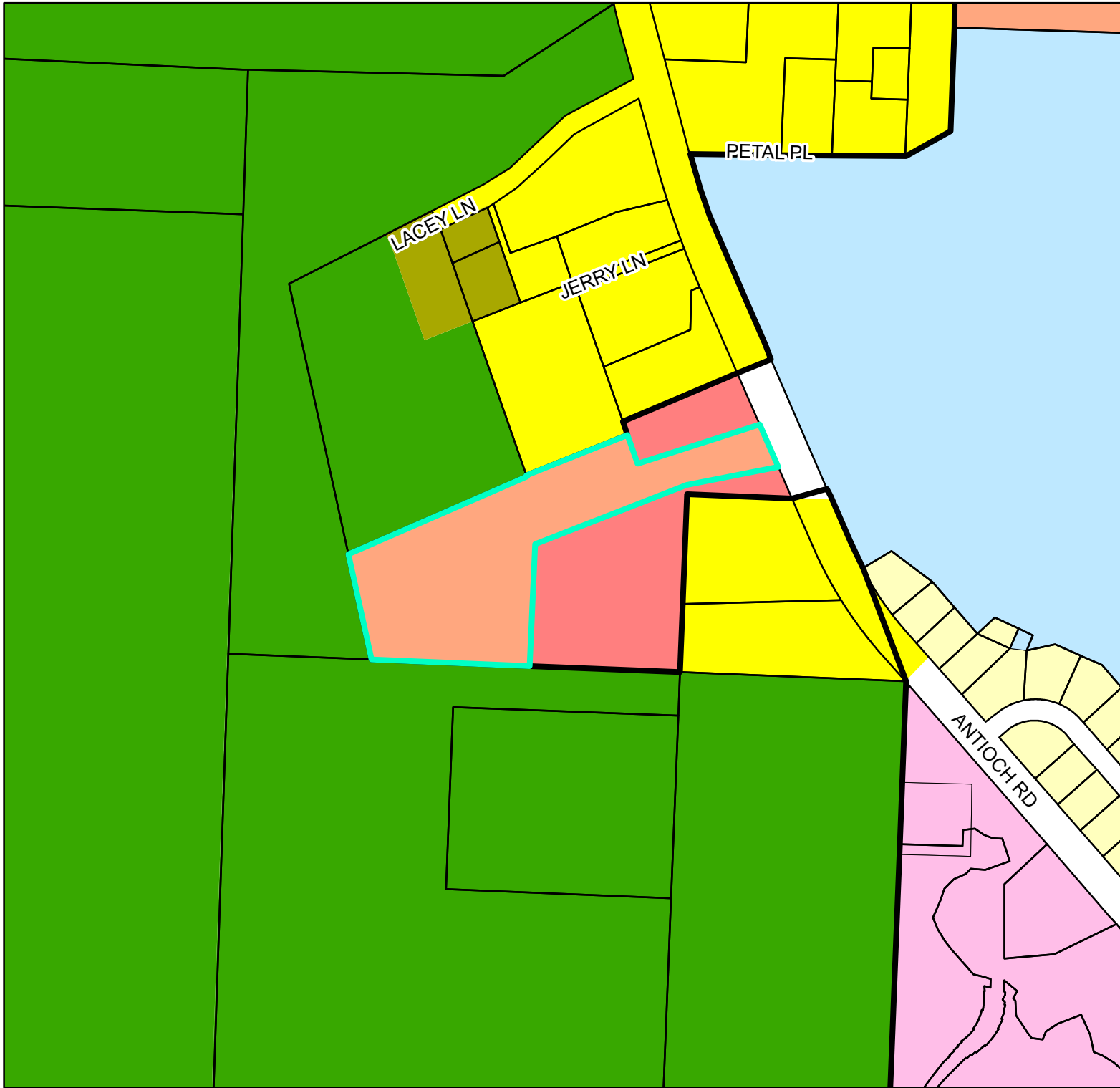
N



0 200 400
Feet

Legend

- Subject Parcel
 - City Limits
- ### Zoning
- #### City Zoning
- Single Family Estate Dwelling District (R-1E)
 - Single Family Low Density District (R-1)
 - Single Family Medium Density District (R-2)
 - Single and Multi-Family Dwelling District (R-3)
 - Mixed Use (MU)
 - Commercial (C-1)
 - Commercial (C-2)
 - Industrial (IN)
 - Public Lands (P)
 - Conservation (E)
 - Planned Unit Development (PUD)
- #### County Zoning
- Agricultural (AA)
 - Residential - 1 (R-1)
 - Mixed Use (MU)



7/31/2025

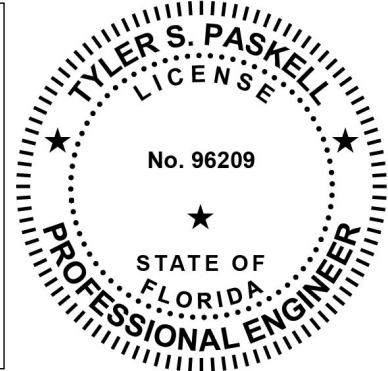
AE Project No. 25-030

City of Crestview Community Development Services
Planning & Zoning Division
198 Wilson Street N.
Crestview, FL 32536
(850) 682-1560

Re: Parcel 26-3N-24-0000-0015-0010
 FLU and Rezoning Amendment
 Project Narrative Letter

This item has been electronically signed and sealed by Tyler S. Paskell, P.E. on the date adjacent to the seal using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



Dear Sir or Madam,

Please accept this narrative as a summary of the proposed Future Land Use and Zoning Amendment for the subject property. This narrative will summarize the applicant's intentions with this rezoning request and the proposed Amendment's conformance with the City of Crestview Growth Strategy and Land Development Code.

	Existing	Proposed
Future Land Use	Commercial (C)	Residential (R)
Zoning	Commercial Low-Intensity District (C-1)	Single and Multi-Family Dwelling District (R-3)
Allowable Residential Density	25 Units per Acre	8 Units per Acre
Allowable Non-Residential Floor Area Ratio (FAR)	2.0	N/A
Allowable Impervious Surface Ratio (ISR)	80%	75%
Primary Uses Allowed	See table attached	See table attached
Conditional Uses Allowed	See table attached	See table attached

The applicant is requesting a Future Land Use (FLU) and Zoning Amendment for the subject property in order to bring it into alignment with existing and emerging development patterns in the surrounding area. This change supports the City of Crestview's Growth Strategy by promoting more efficient land use and providing attainable housing in close proximity to infrastructure.

The subject property is currently zoned Commercial Low-Intensity (C-1), which permits limited commercial uses and a residential density of up to 25 units per acre. While this classification theoretically allows for high-density residential development, it is primarily intended to support commercial activity, something not feasible or desirable on this site due to location, access, and surrounding residential context. The proposed rezoning to the

Single and Multi-Family Dwelling District (R-3), with a corresponding Future Land Use designation of Residential (R), would more appropriately support medium-density housing and is compatible with adjacent neighborhoods, which have future zoning MU, R-2 or C-1. See the attached excerpt from the Future Zoning Map for reference.

According to a Boundary and Topographical Survey prepared by FGS-Surveyors on May 11, 2022, the property comprises approximately 6.45 acres. A Title Report prepared by Moulton Land Title, Inc. (dated October 26, 2022) identified HOA Covenants and Restrictions on the property, including an Ingress/Egress Easement. The subject property, along with adjacent parcels to the north and south, was recently annexed into the City of Crestview and initially zoned C-1. However, the existing HOA Covenants restricted development to one residential dwelling per lot, creating a conflict that rendered the property practically undevelopable under its commercial zoning.

This conflict has since been resolved through a legal release of the restrictive covenants, as documented by Mead Law & Title, PLLC. The existing Ingress/Egress Easement, which provides access to the southern parcel, is proposed to be replaced by a platted 50-foot right-of-way during development order and platting phases, pending coordination and approval by the adjacent property owner.

A conceptual development scenario has been prepared and attached to evaluate the practical implications of the proposed zoning designation.

With the rising cost of infrastructure, inflation in construction materials, and high interest rates, the current zoning does not support the type of purchasable housing needed to meet demand from working-class residents in the area. The proposed R-3 zoning will enable the development of housing priced for low to moderate-income households without relying on subsidized rental models.

In summary, this amendment facilitates compatible development of a long-underutilized parcel. It addresses a previously unresolved development conflict, responds to demonstrated housing needs, and advances the City's goals of balanced growth and livability.

Please feel free to contact me with any questions at 850-462-8668 or tylerp@arkonic.co.

Sincerely,

Arkonic Engineering, PLLC

Tyler S. Paskell, PE
President

Attachment 1:
Zoning Use Table

4.06.00 - LAND USES PERMISSIBLE IN EACH ZONING DISTRICT

- A. How to read the Table of Permissible Uses (Table 4.06.00)
1. Within the Table 4.06.00, the letter "P" indicates that the land use is permissible, subject to compliance with the standards of the zoning district.
 2. The letter "S" indicates that the use is permissible, subject to compliance with the standards of the zoning district, and the supplemental standards specified for the use. Supplemental standards are contained in Chapter 7.
 3. An empty cell indicates the use is prohibited.
 4. Reference back to 4.05.00B3 for uses not allowed in the Downtown Overlay District.
 5. Any use that is not identified in Table 4.06.00 is prohibited unless it is found to be substantially similar by the Planning Administrator.
 - a. A requested use shall be considered substantially similar when the characteristics of the requested use are equivalent in type, intensity, degree, or impact when compared to a use named in Table 4.06.00. Examples of characteristics to be considered include the following:
 - (1) Typical hours of operation;
 - (2) Use of outdoor storage;
 - (3) Trip generation rates;
 - (4) Generation of noise, light pollution, odor, smoke, electromagnetic interference, or vibration; and
 - (5) Customary activities associated with the use.
 - b. A requested use shall be consistent with the Comprehensive Plan.
 - c. A requested use shall be consistent with the purposes of the zoning district applicable to the parcel.
 - d. The administrative interpretation of uses shall be subject to appeal, as set forth in Chapter 9.

Table 4.06.00 - Permissible Uses in Each Zoning District

Principle Land Use	Zoning District									
	R-1E	R-1	R-2	R-3	MU	C-1	C-2	IN	P	E
Residential Uses										
Single-family dwelling	P	P	P	P	P					
Duplex or Triplex				P	P					
Multifamily / Apartments / Condos				P	P	P				
Townhouse				S 7.05.08	S 7.05.08					
Manufactured homes		P	P	P	P					
Manufactured home community					S 7.05.06					
Non-Residential Uses										
Alcohol package store (no consumption on premises)						P	P			
Animal hospital or veterinary clinic						P	P			
Arenas, band shell, amphitheater, outdoor performance area						P	P		P	

Principle Land Use	Zoning District									
	R-1E	R-1	R-2	R-3	MU	C-1	C-2	IN	P	E
Artisan studio					P	P	P			
Asphalt or concrete plant								P		
ATM kiosk					P	P	P	P	P	
Bait and tackle					P	P	P			
Barber, beauty salon, nail salons, aesthetician, and other similar uses					P	P	P			
Bed and breakfast lodging					P	P	P			
Building materials, building supply, enclosed lumber yard						P	P	P		
Business support services, such as copying, mailing, printing, private mail service					P	P	P	P		
Car wash or detailing facility						P (7.05.01.B)	P	P		
Cemetery									P	
Community Center, club, or lodge					P	P	P			
Commercial recreation, including bowling, laser tag, video arcades, go karts, and other similar uses					P	P	P			
Residential subdivision public community/amenity center	P	P	P	P	P					
Cultural facility, such as library, museum, or gallery					P	P	P			
Day-care (child), nursery school, kindergarten, or pre-kindergarten					P	P	P			
Day-care (adult)					P	P	P			

Principle Land Use	Zoning District									
	R-1E	R-1	R-2	R-3	MU	C-1	C-2	IN	P	E
Distribution centers, may include warehousing, dispatch offices, vehicle yards							P	P		
Essential public / municipal services		P	P	P	P	P	P	P	P	P
Farmer's market, outdoor sales, roadside vendors					P	P	P		P	
Financial institutions, banks, credit unions, brokerages, no drive-up window						P	P			
Financial institutions, banks, credit unions, brokerages, with drive-up window						P	P			
Food stores, specialty, such as bakeries, candy, ethnic groceries, catering services					P	P	P			
Food Truck Sites					S 7.05.07	S 7.05.07	S 7.05.07	S 7.05.07		
Fortune tellers and psychics					P	P				
Freight and moving companies						P (7.05.01.B)	P	P		
Fuel/gasoline station, may include convenience store, restaurant, automotive supplies, but not repair						P (7.05.01.B)	P	P		
Funeral homes, mortuaries, crematoria						P (7.05.01.B)	P			
Garden, community or neighborhood	P	P	P	P	P	P			P	P
Golf course	P	P	P	P	P				P	
Grocery store, supermarket						P	P			

Principle Land Use	Zoning District									
	R-1E	R-1	R-2	R-3	MU	C-1	C-2	IN	P	E
Group home, congregate living facility and similar uses				P	P	P				
Health clubs, exercise clubs, spas, gyms					P	P	P			
Hospital						P	P	P	P	
Hotels, motels, inns and similar lodging facilities						P	P			
Ice vending machine					P	P	P	P	P	
Industrial uses, heavy industry with nuisance factors, such as odor, noise, vibration, electronic interference								P		
Junk or salvage yards, recycling facilities								P		
Kennel with outdoor runs						P (7.05.01.B)	P			
Kennel, no outdoor runs					P	P (7.05.01.B)	P	P		
Laboratories, medical						P	P	P		
Laboratories, industrial							P	P		
Landscaping materials sales: plants, stone, mulch, gravel, supplies, greenhouse, nursery yards						P (7.05.01.B)	P	P		
Laundry facility, self-service					P	P	P	P		
Lounge, bar or nightclub						P	P			
Light manufacturing, light assembly, fully enclosed building, no nuisance factors					P	P	P	P		

Principle Land Use	Zoning District									
	R-1E	R-1	R-2	R-3	MU	C-1	C-2	IN	P	E
Heavy manufacturing and intense industrial activities including production, fabrication, assembly, outdoor storage, with nuisance factors								P		
Medical and dental clinics, outpatient facilities						P	P			
Medical facility for recovery or rehabilitation services, includes substance abuse center, physical or mental rehabilitation, overnight stays						P	P			
Medical marijuana dispensary, Drug stores and pharmacies						S 7.05.02	S 7.05.02			
Nursing home or convalescent facility, overnight stay				P	P	P	P			
Offices, general, includes offices for trades or construction businesses					P	P	P	P		
Parking lot or parking garage, commercial						P	P	P		
Pawnshops						P	P			
Personal services, such as jewelry repair, shoe repair, tailoring, dry cleaning pick-up center					P	P	P			

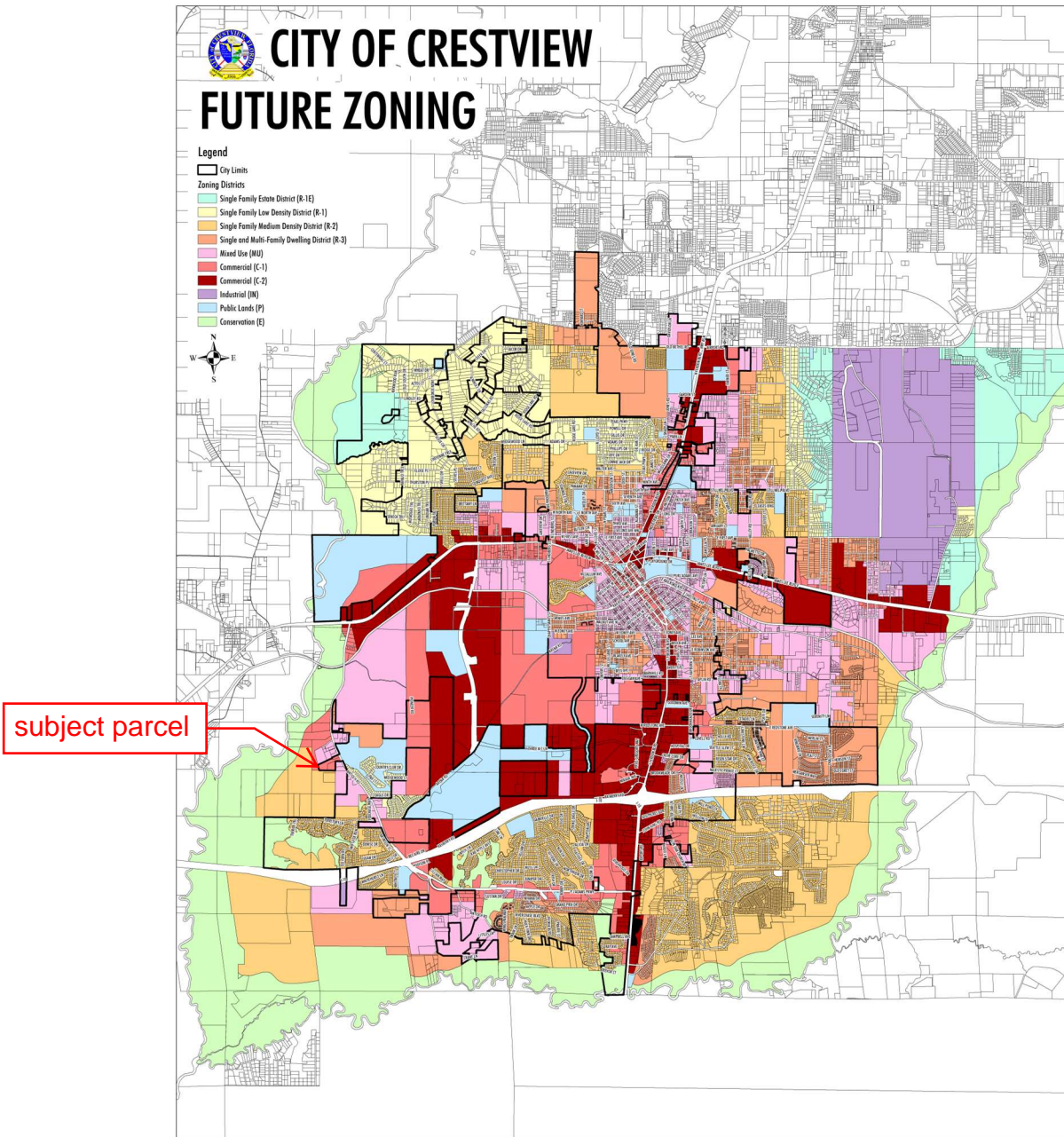
Principle Land Use	Zoning District									
	R-1E	R-1	R-2	R-3	MU	C-1	C-2	IN	P	E
Professional offices, accounting, government operations, legal services, bookkeeping, realtors, brokers, insurance, etc.					P	P	P			
Recreational camping					S 7.05.03B	S 7.05.03B	S 7.05.03			S 7.05.03
Recreational vehicle park					S 7.05.04	S 7.05.04	S 7.05.04			
Religious facility		P	P	P	P	P	P	P	P	
Repair shops, small equipment, small appliances						P	P	P		
Restaurants, drive-through and fast food						P	P			
Restaurants, (drive-through not allowed)					P	P	P			
Retail shops, freestanding or within centers, includes department stores or specialty shops such as art, antiques, furniture, florist, appliances, jewelry, media, office supplies, automotive supplies, etc.					P	P	P			
Retail, large-scale discount establishments, big-box stores						P	P			
RV, motor homes, travel trailers, or manufactured home sales lot						P (7.05.01.B)	P	P		
Schools: academic, charter, public or private		P	P	P	P	P	P		P	
Schools: business, commercial, trade, vocational					P	P	P	P	P	

Principle Land Use	Zoning District									
	R-1E	R-1	R-2	R-3	MU	C-1	C-2	IN	P	E
Self-storage, mini-storage facilities					P	P	P	P		
Stone, granite, monument sales						P (7.05.01.B)	P			
Studios for personal instruction, such as music, dancing, art or photography					P	P	P			
Tattoo parlors and body-piercing studios					P	P	P			
Terminals, bus, transit, includes truck stop							P	P		
Theaters, movie or performing arts						P	P			
Towers, radio, TV, telecommunication	S 7.05.05	S 7.05.05	S 7.05.05	S 7.05.05	S 7.05.05	S 7.05.05	S 7.05.05	S 7.05.05	S 7.05.05	
Trades, maintenance services, and heavy repair services, including outdoor storage, equipment yards, machine shops, welding shops, towing services							P	P		
Uses that are adult-oriented, including bookstores, movie stores, theaters, entertainment, and retail stores								P		
Vehicle: repair, body shop							P	P		
Vehicle: sales and rentals, including automobiles, trucks, and motorcycles						P (7.05.01.B)	P			
Vehicle: construction, heavy equipment sales and rental							P	P		
Vehicle: storage yards						P (7.05.01.B)	P			
Warehousing, not including self-services storage						P (7.05.01.B)	P	P		

Attachment 2:
City of Crestview Future Zoning

3.5 – Future Zoning

Generally, staff will not recommend future land use (FLU) or zoning map amendments that are not consistent with the Future Zoning Map:



Attachment 3:
Conceptual Plan

10-50
.70

Deed of Easement for Ingress and Egress

State of Florida
County of Okaloosa

This Deed made this 26 day of May, 1994, by Thomas M. Yankovoy and wife, Suk Hui Yankovoy hereinafter called "Grantors", to L. Bruce Simpson and wife, Wanda F. Simpson, hereinafter called "Grantees" Grantors, for and in consideration of Ten Dollars and other good and valuable consideration, herein paid by Grantees, the receipt of which is hereby acknowledged, have granted, bargained and sold to Grantees, their heirs and assigns forever, for the purpose of ingress and egress to the real property located in Okaloosa County, Florida, currently owned by Grantees (this real property is more particularly as the second parcel described below) a private right-of-way over the following described real property located in Okaloosa County, Florida, to-wit

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 01 DEGREES 12 MINUTES 59 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF NORTHWEST QUARTER, A DISTANCE OF 157.56 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ANTIOCH ROAD, SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2914.93 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 43 MINUTES 51 SECONDS, AN ARC DISTANCE OF 88.05 FEET, (CHORD BEARING AND DISTANCE = SOUTH 23 DEGREES 21 MINUTES 58 SECONDS EAST, A DISTANCE OF 88.05 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED SOUTH 24 DEGREES 20 MINUTES 04 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 423.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 24 DEGREES 20 MINUTES 04 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE, DEPARTING SAID RIGHT OF WAY LINE, PROCEED SOUTH 78 DEGREES 42 MINUTES 36 SECONDS WEST, A DISTANCE OF 272.95 FEET; THENCE PROCEED SOUTH 67 DEGREES 45 MINUTES 14 SECONDS WEST, A DISTANCE OF 471.08 FEET; THENCE PROCEED SOUTH 01 DEGREES 32 MINUTES 08 SECONDS WEST, A DISTANCE OF 357.42 FEET TO THE SOUTH LINE OF SAID LINE OF SAID NORTHWEST QUARTER; THENCE PROCEED NORTH 88 DEGREES 27 MINUTES 52 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.04 FEET; THENCE, DEPARTING SAID SOUTH LINE, PROCEED NORTH 12 DEGREES 11 MINUTES 48 SECONDS WEST, A DISTANCE OF 260.80 FEET; THENCE PROCEED NORTH 63 DEGREES 54 MINUTES 08 SECONDS EAST, A DISTANCE OF 545.03 FEET; THENCE PROCEED NORTH 20 DEGREES 26 MINUTES 30 SECONDS WEST, A DISTANCE OF 26.15 FEET; THENCE PROCEED NORTH 67 DEGREES 43 MINUTES 11 SECONDS EAST, A DISTANCE OF 338.80 FEET; THENCE PROCEED SOUTH 20 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 104.55 FEET; THENCE PROCEED NORTH 71 DEGREES 24 MINUTES 20 SECONDS EAST, A DISTANCE OF 371.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, AND CONTAINS 6.45 ACRES, MORE OR LESS.

Grantors' reserve unto themselves, their heirs, and assigns, the right to use the said easement hereby granted for ingress and egress to their said lands over which this easement is granted to be enjoyed jointly with the Grantee herein, his heirs and assigns

FLORIDA DOCUMENTARY STAMP TAX REQUIRED
BY LAW IN THE AMOUNT OF \$.70 HAS
BEEN PAID. NEWMAN C. BRACKER, CLERK
OKALOOSA COUNTY.
BY: Sophani Meade DC

This private right-of-way and easement is given for the benefit of and as an easement appurtenant to the following described land located Okaloosa County, Florida, to-wit

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY FLORIDA; THENCE PROCEED SOUTH 01 DEGREES 12 MINUTES 59 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF NORTHWEST QUARTER, A DISTANCE OF 157.56 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ANTIOCH ROAD, SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2914.93 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 43 MINUTES 51 SECONDS, AN ARC DISTANCE OF 88.05 FEET, (CHORD BEARING AND DISTANCE = SOUTH 23 DEGREES 21 MINUTES 58 SECONDS EAST, A DISTANCE OF 88.05 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED SOUTH 24 DEGREES 20 MINUTES 04 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE, DEPARTING SAID RIGHT OF WAY LINE, PROCEED NORTH 88 DEGREES 27 MINUTES 52 SECONDS WEST, A DISTANCE OF 305.58 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE PROCEED SOUTH 01 DEGREES 12 MINUTES 59 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 518.00 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE PROCESS NORTH 88 DEGREES 27 MINUTES 52 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 438.15 FEET; THENCE, DEPARTING SAID SOUTH LINE, PROCEED NORTH 01 DEGREES 32 MINUTES 08 SECONDS EAST, A DISTANCE OF 347.42 FEET; THENCE PROCEED NORTH 67 DEGREES 45 MINUTES 14 SECONDS EAST, A DISTANCE OF 471.08 FEET; THENCE PROCEED NORTH 78 DEGREES 42 MINUTES 36 SECONDS EAST, A DISTANCE OF 272.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, AND CONTAINING 4.95 ACRES, MORE OR LESS.

or any portion thereof. This grant of easement shall run with the land described above and shall be binding on and shall enure to the benefit of L. Bruce Simpson and Wanda F Simpson, their heirs, successors or assigns

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 26th day of May, 1994

Signed, sealed and delivered
in the presence of

Teresa O'Hara
TERESA O'HARA
A. Karen Potter
A KAREN POTTER

Thomas M Yankovoy
Thomas M Yankovoy
Suk Hui Yankovoy
Suk Hui Yankovoy



FILE# 1339013
OKALOOSA COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF OKALOOSA

RCD: MAY 27 1994 @ 2:26 PM
NEWMAN C BRACKIN, CLERK

Before me, the undersigned authority, personally appeared THOMAS M YANKOVOY and SUK HUI YANKOVOY, known to me and known to me to be the individuals described in and who executed the foregoing instrument and acknowledged to and before me that they executed the same for the uses and purposes therein set forth * produced a Fla drivers license

Given under my hand and official seal the 26th day of May, 1994

PREPARED BY
OKALOOSA COUNTY DEPT OF
HIGHWAY AND TRANSPORTATION
COURT VIEW BL 22136

Angela Karen Potter
Notary Public ANGELA KAREN POTTER

My commission expires 3/17/96



ANGELA KAREN POTTER
MY COMMISSION # DC 100001 EXPIRES
MARCH 17 1996
HONORARY TRUSTEES FIDELITY AND SECURITY INC.



Staff Report

PLANNING AND DEVELOPMENT
 BOARD MEETING DATE: September 2, 2025
 TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
 CC: City Manager and City Attorney
 FROM: Community Development Services
 DATE: 8/28/2025
 SUBJECT: 2. Ordinance 2011-Antioch Road Rezoning

BACKGROUND:

On July 31, 2025, staff received an application to amend the comprehensive plan and zoning designations for property located on Antioch Rd.

The subject property is currently located inside the city limits of Crestview with a future land use and zoning designation of Commercial (C) and Commercial Low-Intensity District (C-1), respectively.

The application requests the Single and Multi-Family Density Dwelling District (R-3) zoning designation for the property.

The request for rezoning will be presented to City Council via Ordinance 2011 on September 8, 2025 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: HARDBALL HOLDINGS LLC
 Parcel ID: 26-3N-24-0000-0015-0010
 Site Size: 7.56 acres
 Current FLU: Commercial (C)
 Current Zoning: Commercial Low-Intensity District (C-1)
 Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Commercial (C), Okaloosa County Low Density Residential, & Okaloosa County Agriculture	Commercial Low-Intensity District (C-1), Okaloosa County Residential-1, Okaloosa County Agricultural	Vacant & Residential
East	Public Lands (PL)	Public Lands (PL)	Commercial
South	Commercial (C) & Okaloosa County Agriculture	Commercial Low-Intensity District (C-1) & Okaloosa County Agricultural	Residential
West	Okaloosa County Agriculture	Okaloosa County Agricultural	Vacant

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

Staff reviewed the request for rezoning and finds the following:

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on August 12, 2025. The property was posted on August 11, 2025. An advertisement ran in the Crestview News Bulletin on August 21, 2025.

GOALS & OBJECTIVES

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

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

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

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

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 2011.

Attachments

1. Exhibit Packet
2. PZ-2025-36-25-030 project narrative letter_combined
3. PZ-2025-36-ingress egress easement

ORDINANCE: 2011

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 7.56 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, FROM THE COMMERCIAL LOW-INTENSITY DISTRICT (C-1) ZONING DISTRICT TO THE SINGLE AND MULTI-FAMILY 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.

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

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

SECTION 2 – PROPERTY REZONED. The following described 7.56 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 7.56 acres, more or less, being formerly zoned Commercial Low-Intensity District (C-1) with the Residential (R) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 2010, is hereby rezoned to Single and Multi-Family Density Dwelling District (R-3) to wit:

PIN # 26-3N-24-0000-0015-0010

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 01 DEGREES 12 MINUTES 59 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF NORTHWEST QUARTER, A DISTANCE OF 157.56 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ANTIOCH ROAD, SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2914.93 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 43 MINUTES 51 SECONDS, AN ARC DISTANCE OF 88.05 FEET, (CHORD BEARING AND DISTANCE = SOUTH 23 DEGREES 21 MINUTES 58 SECONDS EAST, A DISTANCE OF 88.05 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED SOUTH 24 DEGREES 20 MINUTES 04 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 423.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 24 DEGREES 20 MINUTES 04 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE, DEPARTING SAID RIGHT OF WAY LINE, PROCEED SOUTH 78 DEGREES 42 MINUTES 36 SECONDS WEST, A DISTANCE OF 272.95 FEET; THENCE PROCEED SOUTH 67 DEGREES 45 MINUTES 14 SECONDS WEST, A DISTANCE OF 471.08 FEET; THENCE PROCEED SOUTH 01 DEGREES 32 MINUTES 08 SECONDS WEST, A DISTANCE OF 357.42 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE PROCEED NORTH 88 DEGREES 27 MINUTES 52 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.04 FEET; THENCE, DEPARTING SAID SOUTH LINE PROCEED NORTH 12 DEGREES 11 MINUTES 48 SECONDS WEST, A DISTANCE 260.80 FEET; THENCE

PROCEED NORTH 63 DEGREES 54 MINUTES 08 SECONDS EAST A DISTANCE OF 545.03 FEET; THENCE PROCEED NORTH 20 DEGREES 26 MINUTES 30 SECONDS WEST, A DISTANCE OF 26.15 FEET; THENCE PROCEED NORTH 57 DEGREES 43 MINUTES 11 SECONDS EAST, A DISTANCE OF 338.80 FEET; THENCE PROCEED SOUTH 20 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE 104.55; THENCE PROCEED NORTH 71 DEGREES 24 MINUTES 20 SECONDS EAST, A DISTANCE OF 371.04 FEET TO THE POINT OF BEGINNING. AND COMMENCE AT THE RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA, AS GIVEN IN DEED RECORDED IN OFFICIAL RECORD BOOK 1659, PAGE 869, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 00 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 118.78 FEET TO A POINT LYING IN THE RIGHT OF WAY LINE OF ANTIOCH ROAD; SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2914.93 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 23 MINUTES 29 SECONDS, AN ARC DISTANCE OF 121.66 FEET, (CHORD BEARING AND DISTANCE= SOUTH 23 DEGREES 02 MINUTES 09 SECONDS, A DISTANCE OF 121.65 FEET), TO A 6 INCH SQUARE CONCRETE RIGHT OF WAY MONUMENT MARKING THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED ALONG SAID RIGHT OF WAY LINE SOUTH 24 DEGREES 20 MINUTES 04 SECONDS EAST, A DISTANCE OF 259.89 FEET; THENCE PROCEED SOUTH 66 DEGREES 09 MINUTES 53 SECONDS WEST, A DISTANCE OF 360.37 FEET; THENCE PROCEED SOUTH 20 DEGREES 26 MINUTES 30 SECONDS EAST A DISTANCE OF 25.45 FEET THENCE PROCEED SOUTH 67 DEGREES 43 MINUTES 11 SECONDS WEST, A DISTANCE 338.80 FEET TO THE POINT OF BEGINNING; THENCE PROCEED SOUTH 20 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE 26.15 FEET; THENCE PROCEED SOUTH 53 DEGREES 54 MINUTES 08 SECONDS WEST, A DISTANCE OF 545.03 FEET; THENCE PROCEED NORTH 12 DEGREES 11 MINUTES 48 SECONDS WEST A DISTANCE OF 63.72 FEET; THENCE PROCEED NORTH 67 DEGREES 45 MINUTES 09 SECONDS EAST A DISTANCE OF 533.50 FEET TO THE POINT OF BEGINNING.

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

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

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

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

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

SECTION 8 – EFFECTIVE DATE. The effective date of this Ordinance shall be the date Comprehensive Plan Amendment is adopted by Ordinance # 2010 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 22nd day of September, 2025.

ATTEST:

Maryanne Girard
City Clerk

Approved by me this 22nd day of September, 2025.

J. B. Whitten
Mayor

Adopted Zoning



Legend

- Subject Parcel
- City Limits

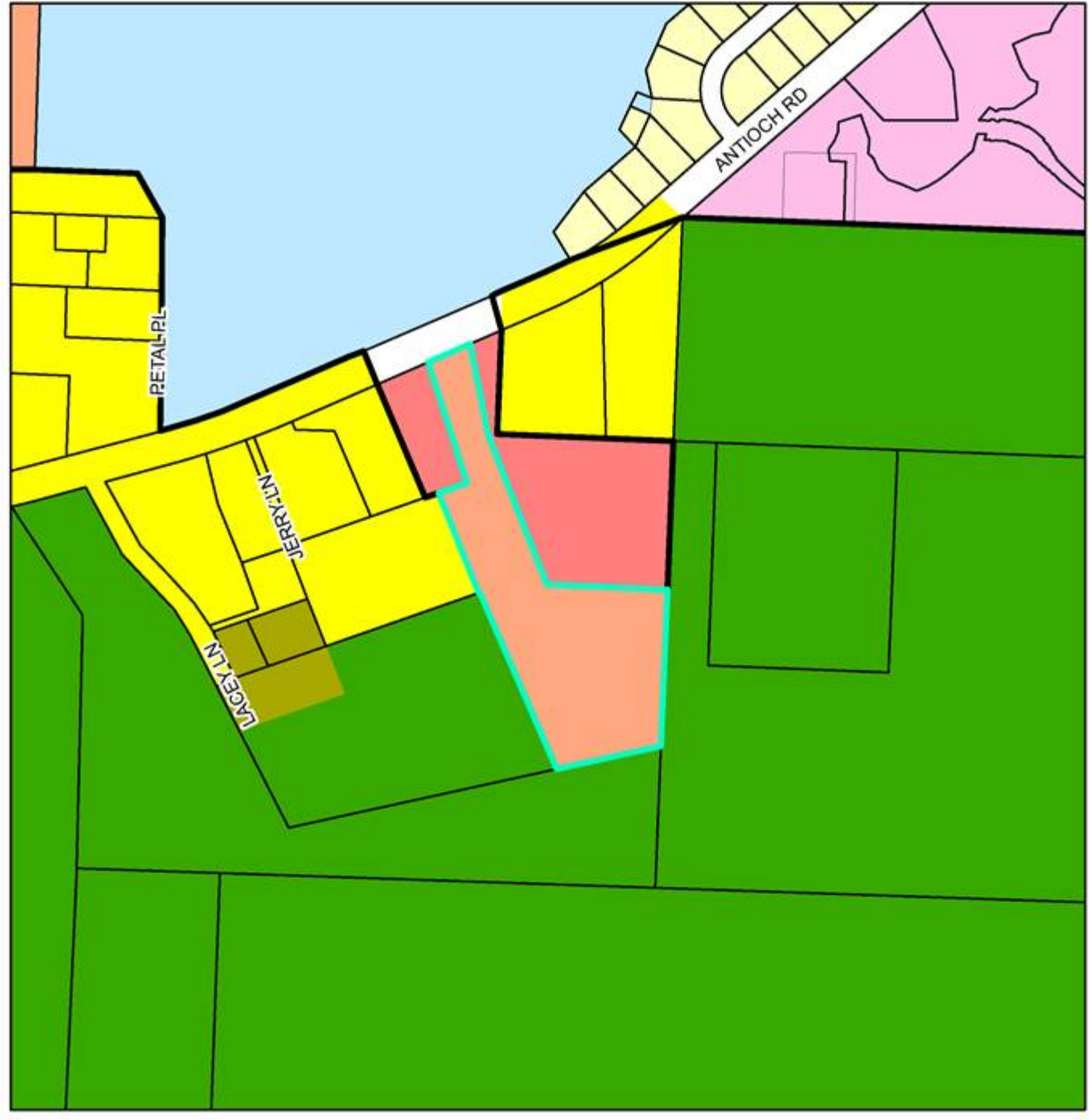
Zoning

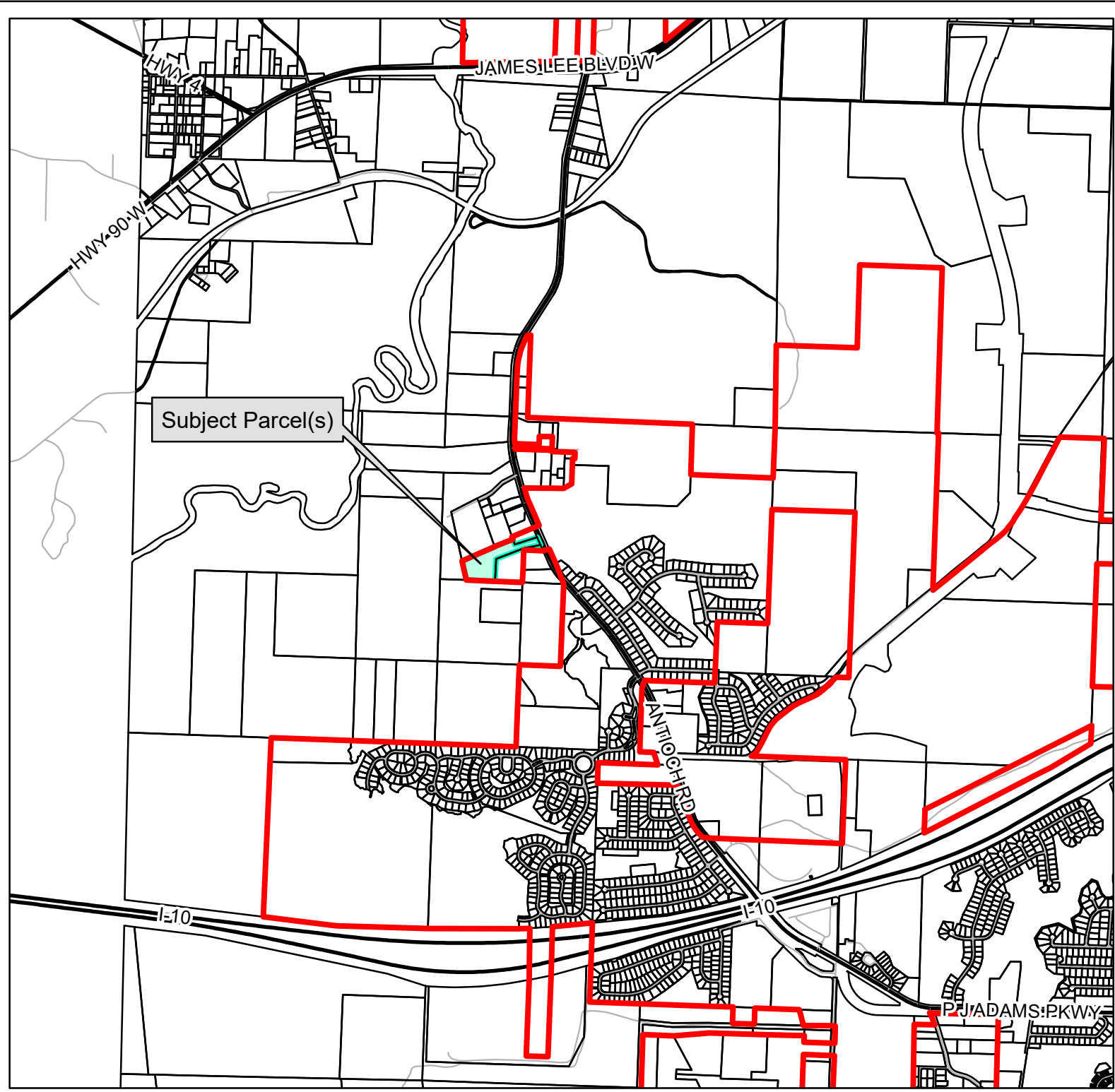
City Zoning

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

County Zoning

- Agricultural (AA)
- Residential - 1 (R-1)
- Mixed Use (MU)



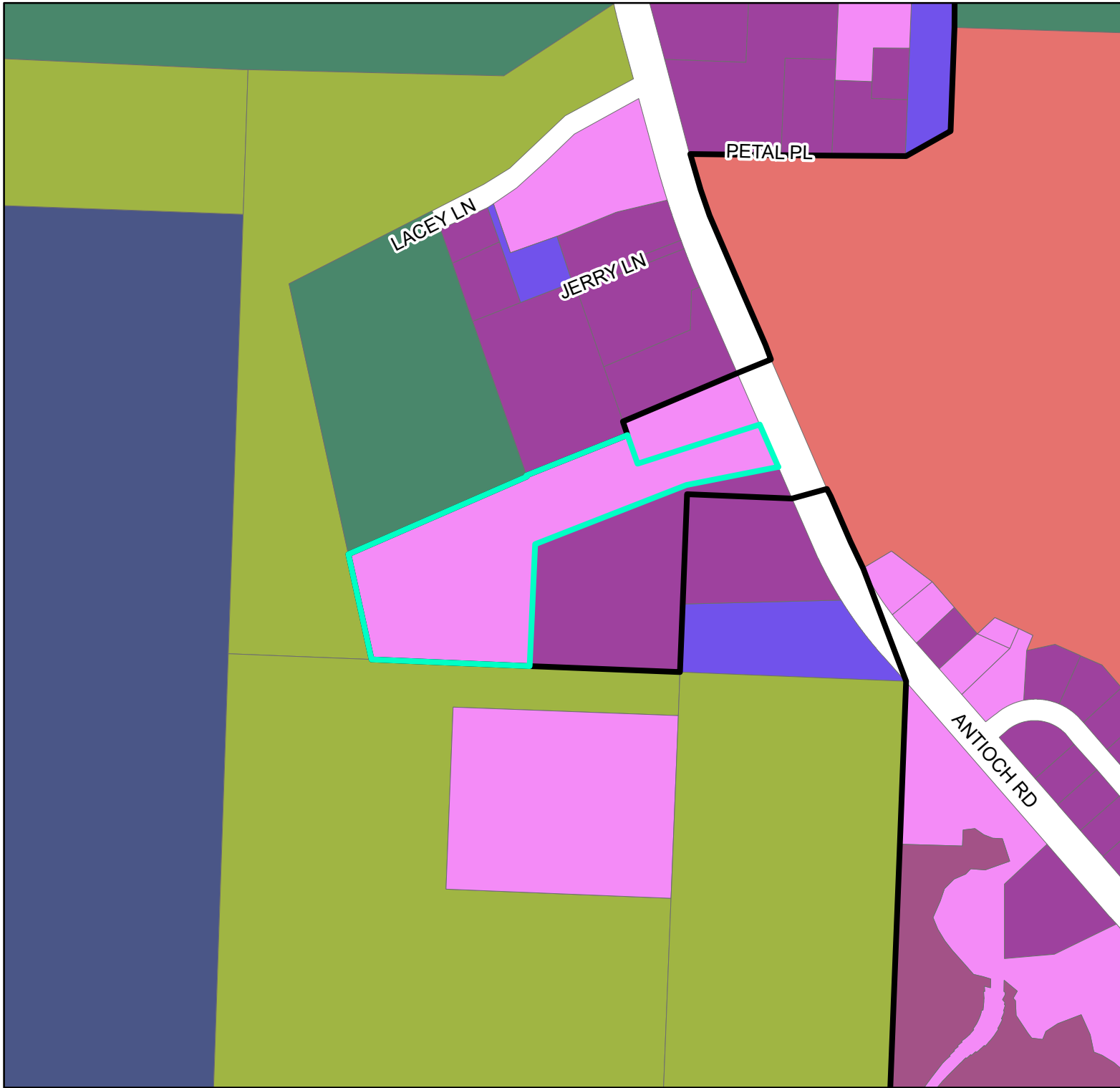


Vicinity Map

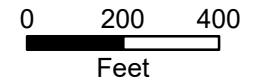


Not to Scale



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











Existing Use



Legend

-  Subject Parcel
-  City Limits

Use Description

-  CONSERVATION PARCEL
-  GOLF COURSES
-  IMPROVED AG
-  MOBILE HOME
-  SINGLE FAMILY
-  TIMBER 3 - NATURAL
-  TIMBERLAND 3
-  VACANT

Current Future Land Use

N



0 200 400
Feet

Legend

Subject Parcel

City Limits

City Future Land Use

Commercial (C)

Industrial (IN)

Mixed Use (MU)

Conservation (CON)

Public Lands (PL)

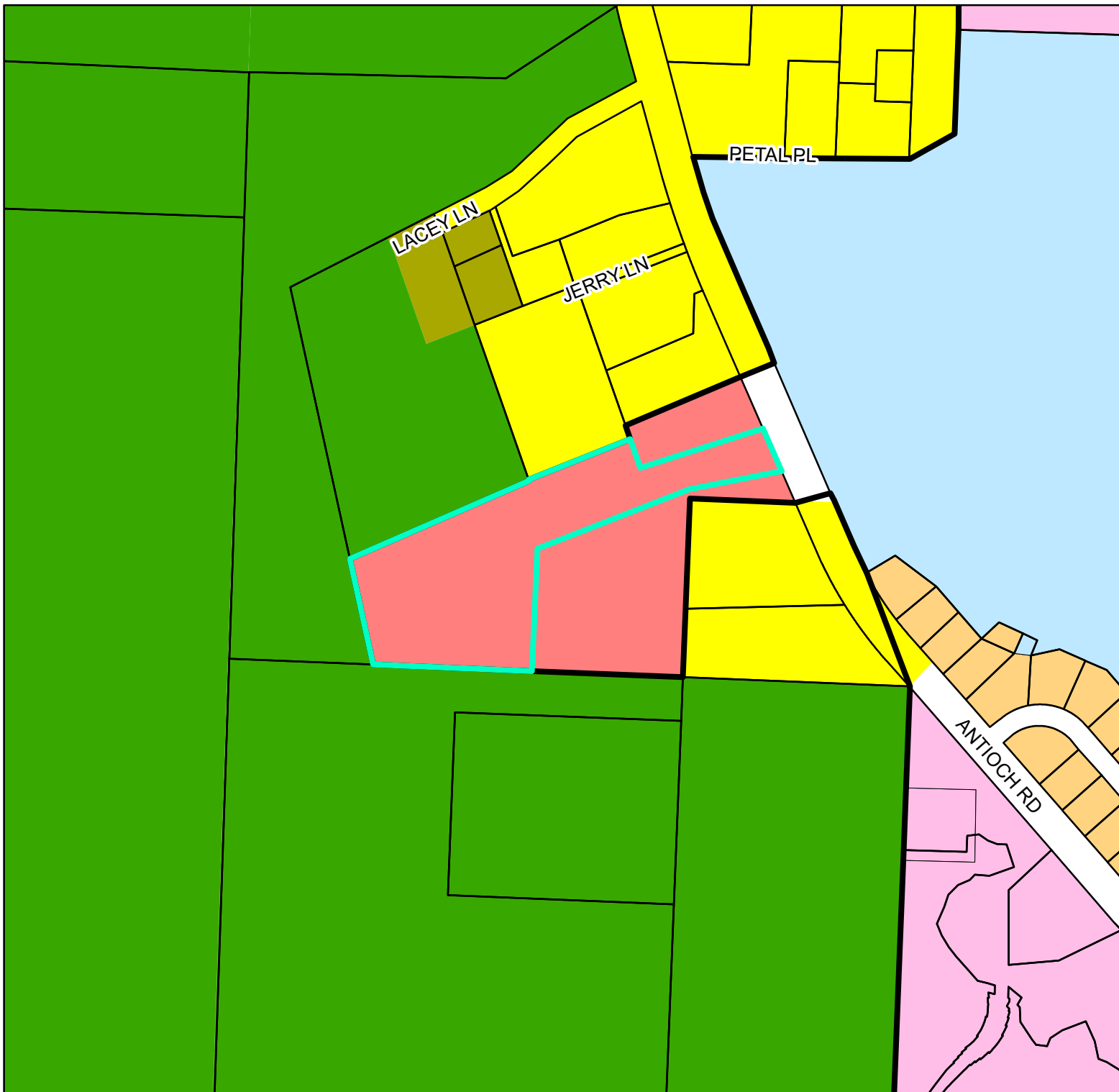
Residential (R)

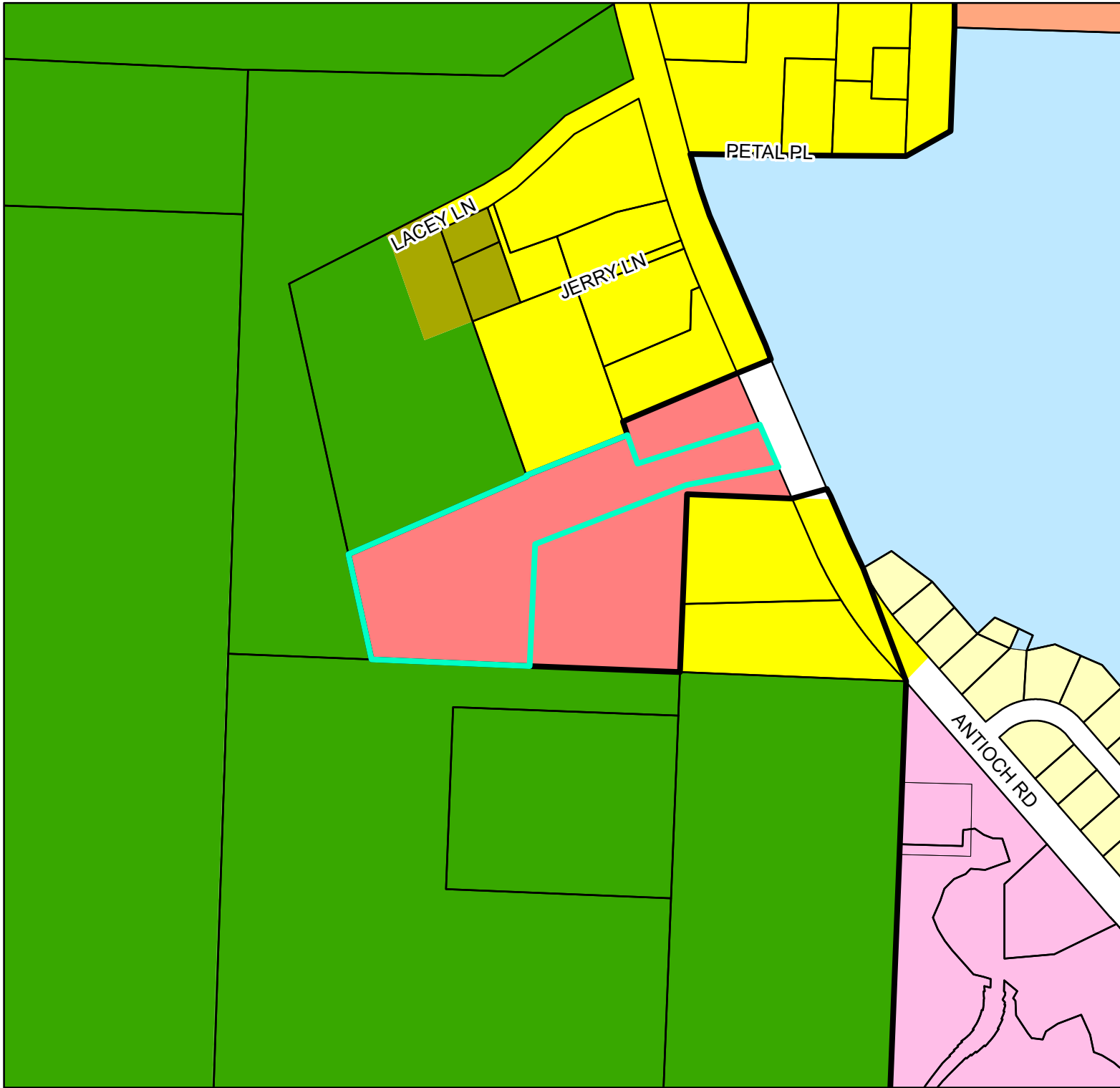
County Future Land Use

Agriculture (AG)

Low Density
Residential (LDR)

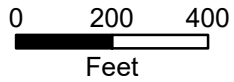
Mixed Use (MU)





Current Zoning

N



Legend

- Subject Parcel
- City Limits
- City Zoning**
- Single Family Estate Dwelling District (R-1E)
- Single Family Low Density District (R-1)
- Single Family Medium Density District (R-2)
- Single and Multi-Family Dwelling District (R-3)
- Mixed Use (MU)
- Commercial (C-1)
- Commercial (C-2)
- Industrial (IN)
- Public Lands (P)
- Conservation (E)
- County Zoning**
- Agricultural (AA)
- Residential - 1 (R-1)
- Mixed Use (MU)













Future Zoning Excerpt

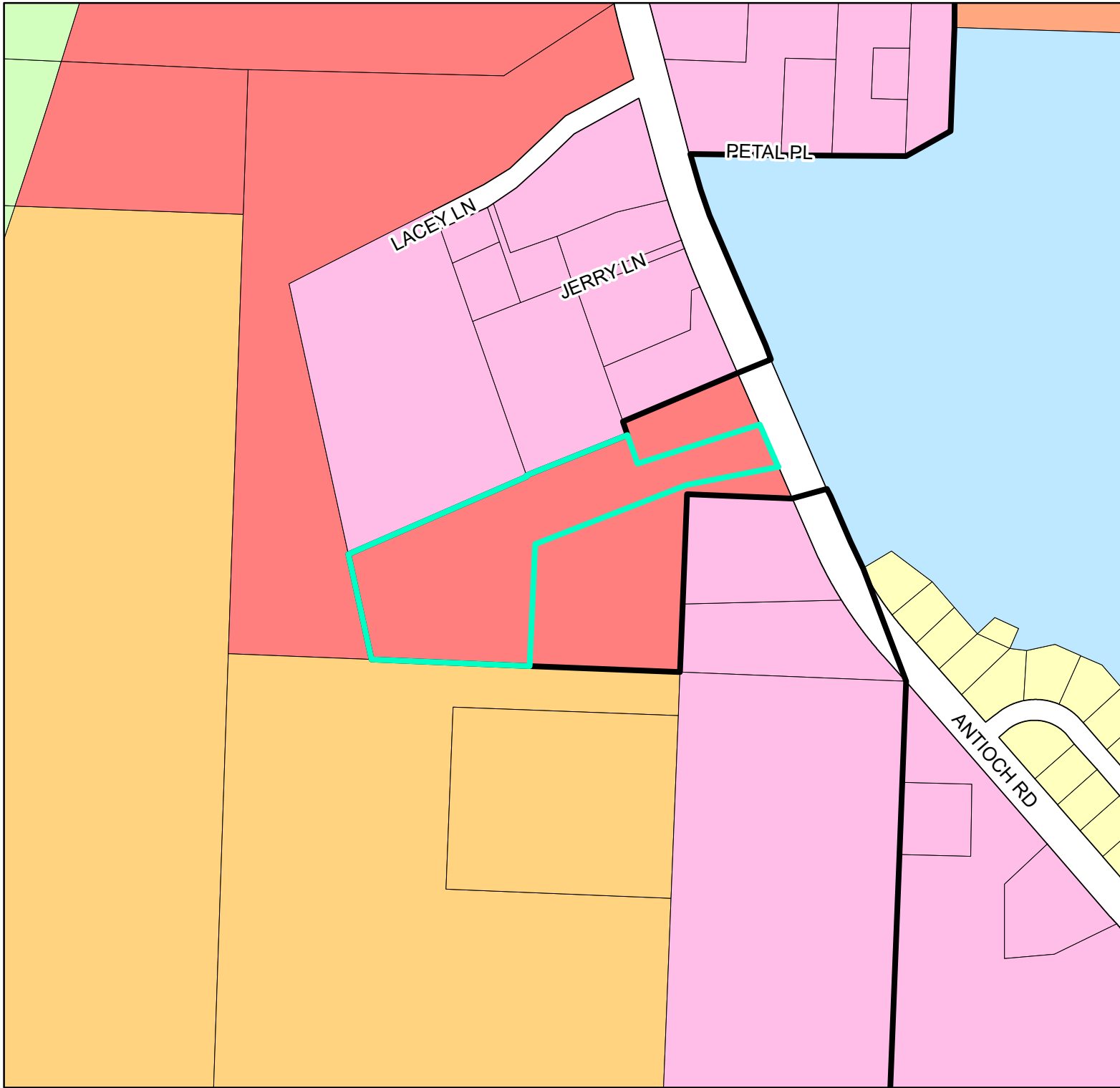
N



0 200 400
Feet

Legend

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



Proposed Future Land Use




0 200 400
Feet


Legend


 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)


 Mixed Use (MU)


 Conservation (CON)


 Public Lands (PL)

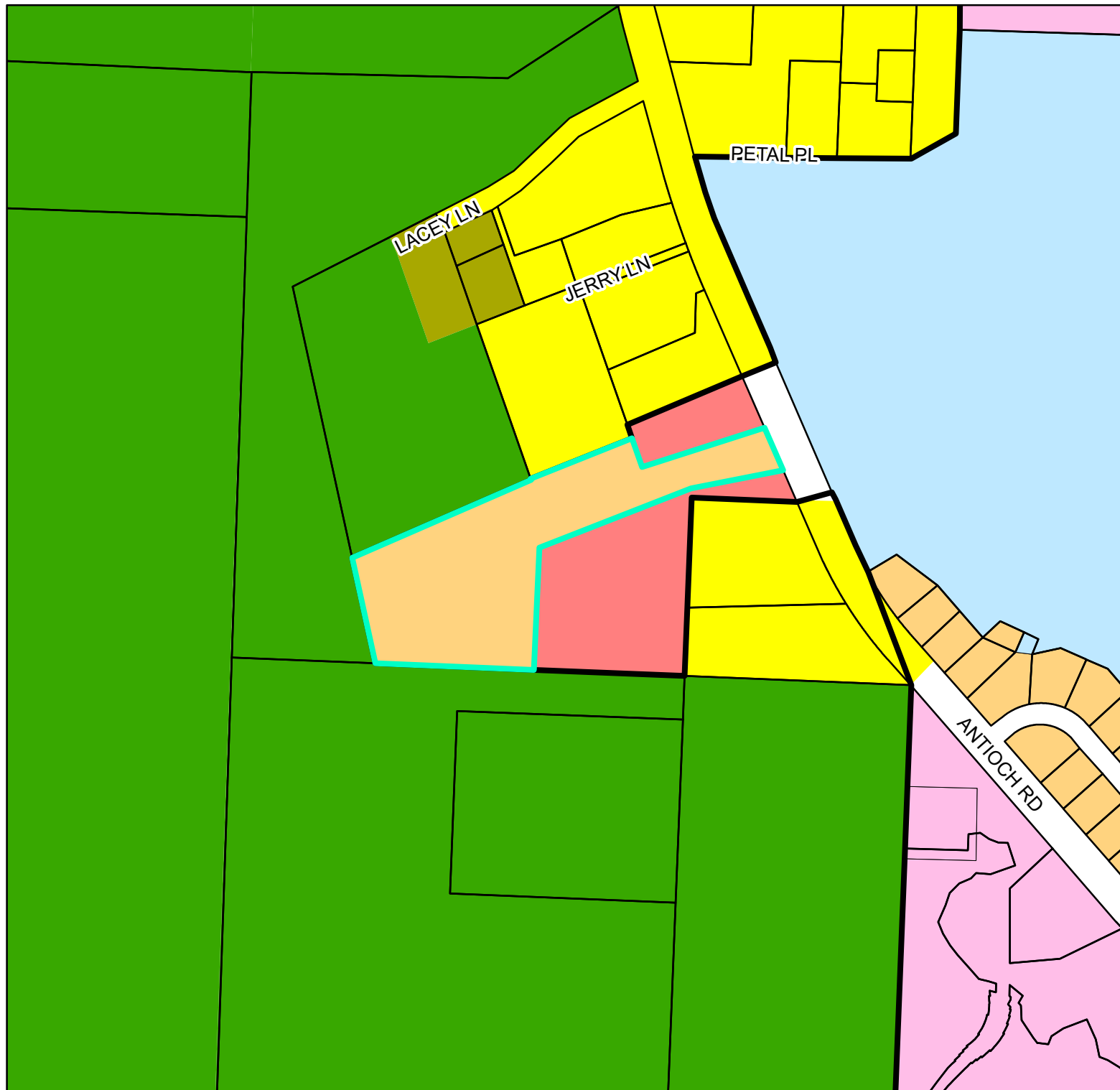
 Residential (R)

County Future Land Use

 Agriculture (AG)

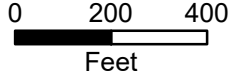
 Low Density Residential (LDR)

 Mixed Use (MU)



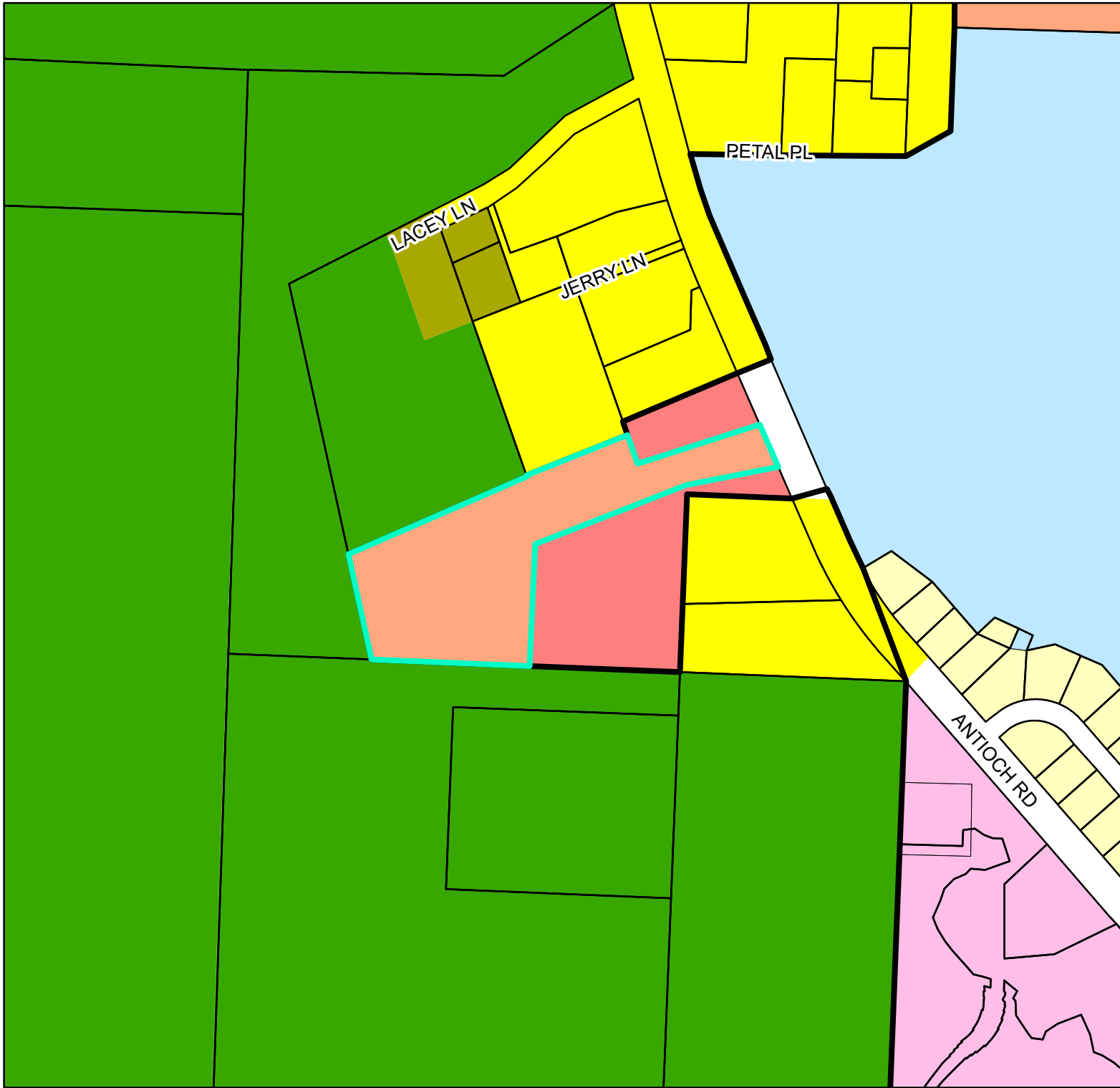
Proposed Zoning

N



Legend

- Subject Parcel
- City Limits
- City Zoning**
- Single Family Estate Dwelling District (R-1E)
- Single Family Low Density District (R-1)
- Single Family Medium Density District (R-2)
- Single and Multi-Family Dwelling District (R-3)
- Mixed Use (MU)
- Commercial (C-1)
- Commercial (C-2)
- Industrial (IN)
- Public Lands (P)
- Conservation (E)
- Planned Unit Development (PUD)
- County Zoning**
- Agricultural (AA)
- Residential - 1 (R-1)
- Mixed Use (MU)



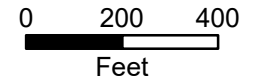
LACEY LN

JERRY LN


PETAL PL

ANTIOCH RD

Adopted Future Land Use




Legend


 Subject Parcel

 City Limits

City Future Land Use

 Commercial (C)

 Industrial (IN)

 Mixed Use (MU)


 Conservation (CON)


 Public Lands (PL)

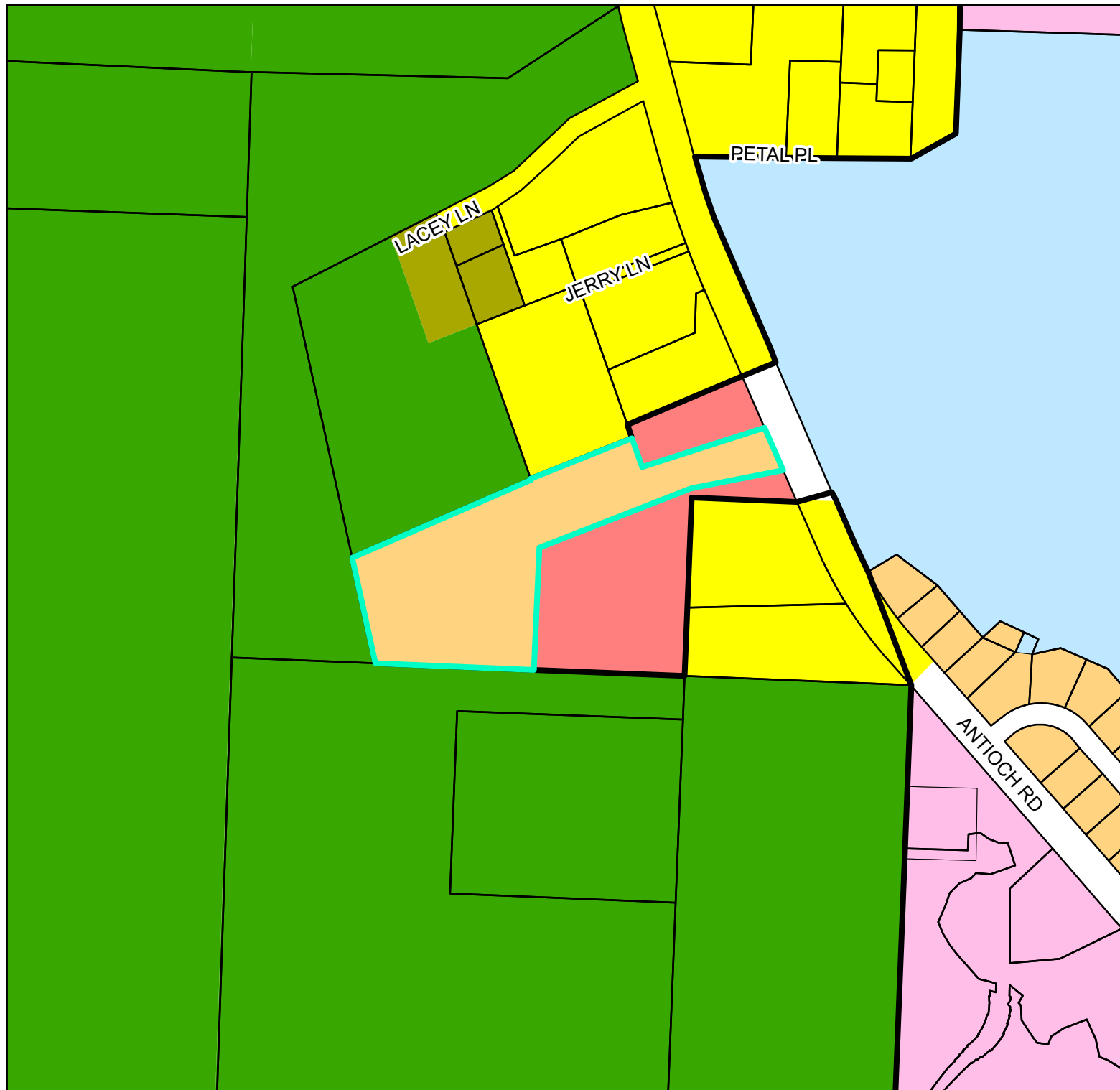
 Residential (R)

County Future Land Use

 Agriculture (AG)

 Low Density Residential (LDR)

 Mixed Use (MU)



















Adopted Zoning

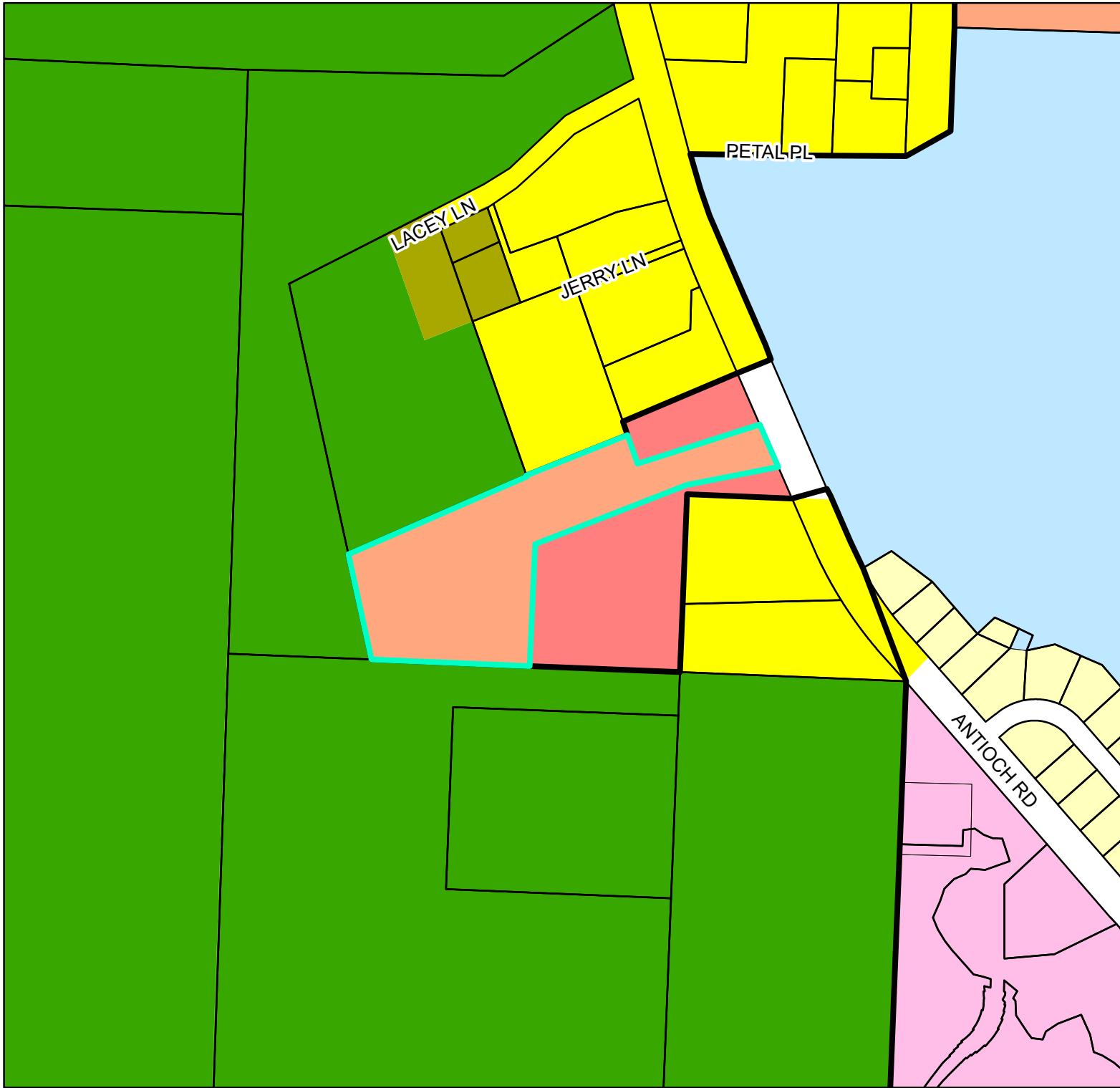
N



0 200 400
Feet

Legend

-  Subject Parcel
-  City Limits
- Zoning**
- City Zoning**
-  Single Family Estate Dwelling District (R-1E)
-  Single Family Low Density District (R-1)
-  Single Family Medium Density District (R-2)
-  Single and Multi-Family Dwelling District (R-3)
-  Mixed Use (MU)
-  Commercial (C-1)
-  Commercial (C-2)
-  Industrial (IN)
-  Public Lands (P)
-  Conservation (E)
-  Planned Unit Development (PUD)
- County Zoning**
-  Agricultural (AA)
-  Residential - 1 (R-1)
-  Mixed Use (MU)



7/31/2025

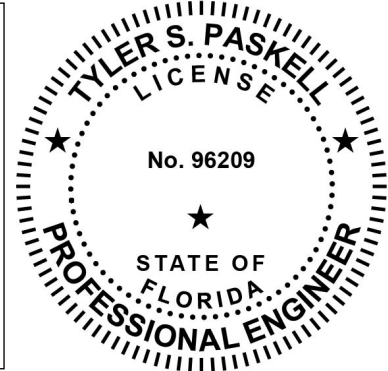
AE Project No. 25-030

City of Crestview Community Development Services
Planning & Zoning Division
198 Wilson Street N.
Crestview, FL 32536
(850) 682-1560

Re: Parcel 26-3N-24-0000-0015-0010
 FLU and Rezoning Amendment
 Project Narrative Letter

This item has been electronically signed and sealed by Tyler S. Paskell, P.E. on the date adjacent to the seal using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



Dear Sir or Madam,

Please accept this narrative as a summary of the proposed Future Land Use and Zoning Amendment for the subject property. This narrative will summarize the applicant's intentions with this rezoning request and the proposed Amendment's conformance with the City of Crestview Growth Strategy and Land Development Code.

	Existing	Proposed
Future Land Use	Commercial (C)	Residential (R)
Zoning	Commercial Low-Intensity District (C-1)	Single and Multi-Family Dwelling District (R-3)
Allowable Residential Density	25 Units per Acre	8 Units per Acre
Allowable Non-Residential Floor Area Ratio (FAR)	2.0	N/A
Allowable Impervious Surface Ratio (ISR)	80%	75%
Primary Uses Allowed	See table attached	See table attached
Conditional Uses Allowed	See table attached	See table attached

The applicant is requesting a Future Land Use (FLU) and Zoning Amendment for the subject property in order to bring it into alignment with existing and emerging development patterns in the surrounding area. This change supports the City of Crestview's Growth Strategy by promoting more efficient land use and providing attainable housing in close proximity to infrastructure.

The subject property is currently zoned Commercial Low-Intensity (C-1), which permits limited commercial uses and a residential density of up to 25 units per acre. While this classification theoretically allows for high-density residential development, it is primarily intended to support commercial activity, something not feasible or desirable on this site due to location, access, and surrounding residential context. The proposed rezoning to the

Single and Multi-Family Dwelling District (R-3), with a corresponding Future Land Use designation of Residential (R), would more appropriately support medium-density housing and is compatible with adjacent neighborhoods, which have future zoning MU, R-2 or C-1. See the attached excerpt from the Future Zoning Map for reference.

According to a Boundary and Topographical Survey prepared by FGS-Surveyors on May 11, 2022, the property comprises approximately 6.45 acres. A Title Report prepared by Moulton Land Title, Inc. (dated October 26, 2022) identified HOA Covenants and Restrictions on the property, including an Ingress/Egress Easement. The subject property, along with adjacent parcels to the north and south, was recently annexed into the City of Crestview and initially zoned C-1. However, the existing HOA Covenants restricted development to one residential dwelling per lot, creating a conflict that rendered the property practically undevelopable under its commercial zoning.

This conflict has since been resolved through a legal release of the restrictive covenants, as documented by Mead Law & Title, PLLC. The existing Ingress/Egress Easement, which provides access to the southern parcel, is proposed to be replaced by a platted 50-foot right-of-way during development order and platting phases, pending coordination and approval by the adjacent property owner.

A conceptual development scenario has been prepared and attached to evaluate the practical implications of the proposed zoning designation.

With the rising cost of infrastructure, inflation in construction materials, and high interest rates, the current zoning does not support the type of purchasable housing needed to meet demand from working-class residents in the area. The proposed R-3 zoning will enable the development of housing priced for low to moderate-income households without relying on subsidized rental models.

In summary, this amendment facilitates compatible development of a long-underutilized parcel. It addresses a previously unresolved development conflict, responds to demonstrated housing needs, and advances the City's goals of balanced growth and livability.

Please feel free to contact me with any questions at 850-462-8668 or tylerp@arkonic.co.

Sincerely,

Arkonic Engineering, PLLC

Tyler S. Paskell, PE
President

Attachment 1:
Zoning Use Table

4.06.00 - LAND USES PERMISSIBLE IN EACH ZONING DISTRICT

- A. How to read the Table of Permissible Uses (Table 4.06.00)
1. Within the Table 4.06.00, the letter "P" indicates that the land use is permissible, subject to compliance with the standards of the zoning district.
 2. The letter "S" indicates that the use is permissible, subject to compliance with the standards of the zoning district, and the supplemental standards specified for the use. Supplemental standards are contained in Chapter 7.
 3. An empty cell indicates the use is prohibited.
 4. Reference back to 4.05.00B3 for uses not allowed in the Downtown Overlay District.
 5. Any use that is not identified in Table 4.06.00 is prohibited unless it is found to be substantially similar by the Planning Administrator.
 - a. A requested use shall be considered substantially similar when the characteristics of the requested use are equivalent in type, intensity, degree, or impact when compared to a use named in Table 4.06.00. Examples of characteristics to be considered include the following:
 - (1) Typical hours of operation;
 - (2) Use of outdoor storage;
 - (3) Trip generation rates;
 - (4) Generation of noise, light pollution, odor, smoke, electromagnetic interference, or vibration; and
 - (5) Customary activities associated with the use.
 - b. A requested use shall be consistent with the Comprehensive Plan.
 - c. A requested use shall be consistent with the purposes of the zoning district applicable to the parcel.
 - d. The administrative interpretation of uses shall be subject to appeal, as set forth in Chapter 9.

Table 4.06.00 - Permissible Uses in Each Zoning District

Principle Land Use	Zoning District									
	R-1E	R-1	R-2	R-3	MU	C-1	C-2	IN	P	E
Residential Uses										
Single-family dwelling	P	P	P	P	P					
Duplex or Triplex				P	P					
Multifamily / Apartments / Condos				P	P	P				
Townhouse				S 7.05.08	S 7.05.08					
Manufactured homes		P	P	P	P					
Manufactured home community					S 7.05.06					
Non-Residential Uses										
Alcohol package store (no consumption on premises)						P	P			
Animal hospital or veterinary clinic						P	P			
Arenas, band shell, amphitheater, outdoor performance area						P	P		P	

Principle Land Use	Zoning District									
	R-1E	R-1	R-2	R-3	MU	C-1	C-2	IN	P	E
Artisan studio					P	P	P			
Asphalt or concrete plant								P		
ATM kiosk					P	P	P	P	P	
Bait and tackle					P	P	P			
Barber, beauty salon, nail salons, aesthetician, and other similar uses					P	P	P			
Bed and breakfast lodging					P	P	P			
Building materials, building supply, enclosed lumber yard						P	P	P		
Business support services, such as copying, mailing, printing, private mail service					P	P	P	P		
Car wash or detailing facility						P (7.05.01.B)	P	P		
Cemetery									P	
Community Center, club, or lodge					P	P	P			
Commercial recreation, including bowling, laser tag, video arcades, go karts, and other similar uses					P	P	P			
Residential subdivision public community/amenity center	P	P	P	P	P					
Cultural facility, such as library, museum, or gallery					P	P	P			
Day-care (child), nursery school, kindergarten, or pre-kindergarten					P	P	P			
Day-care (adult)					P	P	P			

Principle Land Use	Zoning District									
	R-1E	R-1	R-2	R-3	MU	C-1	C-2	IN	P	E
Distribution centers, may include warehousing, dispatch offices, vehicle yards							P	P		
Essential public / municipal services		P	P	P	P	P	P	P	P	P
Farmer's market, outdoor sales, roadside vendors					P	P	P		P	
Financial institutions, banks, credit unions, brokerages, no drive-up window						P	P			
Financial institutions, banks, credit unions, brokerages, with drive-up window						P	P			
Food stores, specialty, such as bakeries, candy, ethnic groceries, catering services					P	P	P			
Food Truck Sites					S 7.05.07	S 7.05.07	S 7.05.07	S 7.05.07		
Fortune tellers and psychics					P	P				
Freight and moving companies						P (7.05.01.B)	P	P		
Fuel/gasoline station, may include convenience store, restaurant, automotive supplies, but not repair						P (7.05.01.B)	P	P		
Funeral homes, mortuaries, crematoria						P (7.05.01.B)	P			
Garden, community or neighborhood	P	P	P	P	P	P			P	P
Golf course	P	P	P	P	P				P	
Grocery store, supermarket						P	P			

Principle Land Use	Zoning District									
	R-1E	R-1	R-2	R-3	MU	C-1	C-2	IN	P	E
Group home, congregate living facility and similar uses				P	P	P				
Health clubs, exercise clubs, spas, gyms					P	P	P			
Hospital						P	P	P	P	
Hotels, motels, inns and similar lodging facilities						P	P			
Ice vending machine					P	P	P	P	P	
Industrial uses, heavy industry with nuisance factors, such as odor, noise, vibration, electronic interference								P		
Junk or salvage yards, recycling facilities								P		
Kennel with outdoor runs						P (7.05.01.B)	P			
Kennel, no outdoor runs					P	P (7.05.01.B)	P	P		
Laboratories, medical						P	P	P		
Laboratories, industrial							P	P		
Landscaping materials sales: plants, stone, mulch, gravel, supplies, greenhouse, nursery yards						P (7.05.01.B)	P	P		
Laundry facility, self-service					P	P	P	P		
Lounge, bar or nightclub						P	P			
Light manufacturing, light assembly, fully enclosed building, no nuisance factors					P	P	P	P		

Principle Land Use	Zoning District									
	R-1E	R-1	R-2	R-3	MU	C-1	C-2	IN	P	E
Heavy manufacturing and intense industrial activities including production, fabrication, assembly, outdoor storage, with nuisance factors								P		
Medical and dental clinics, outpatient facilities						P	P			
Medical facility for recovery or rehabilitation services, includes substance abuse center, physical or mental rehabilitation, overnight stays						P	P			
Medical marijuana dispensary, Drug stores and pharmacies						S 7.05.02	S 7.05.02			
Nursing home or convalescent facility, overnight stay				P	P	P	P			
Offices, general, includes offices for trades or construction businesses					P	P	P	P		
Parking lot or parking garage, commercial						P	P	P		
Pawnshops						P	P			
Personal services, such as jewelry repair, shoe repair, tailoring, dry cleaning pick-up center					P	P	P			

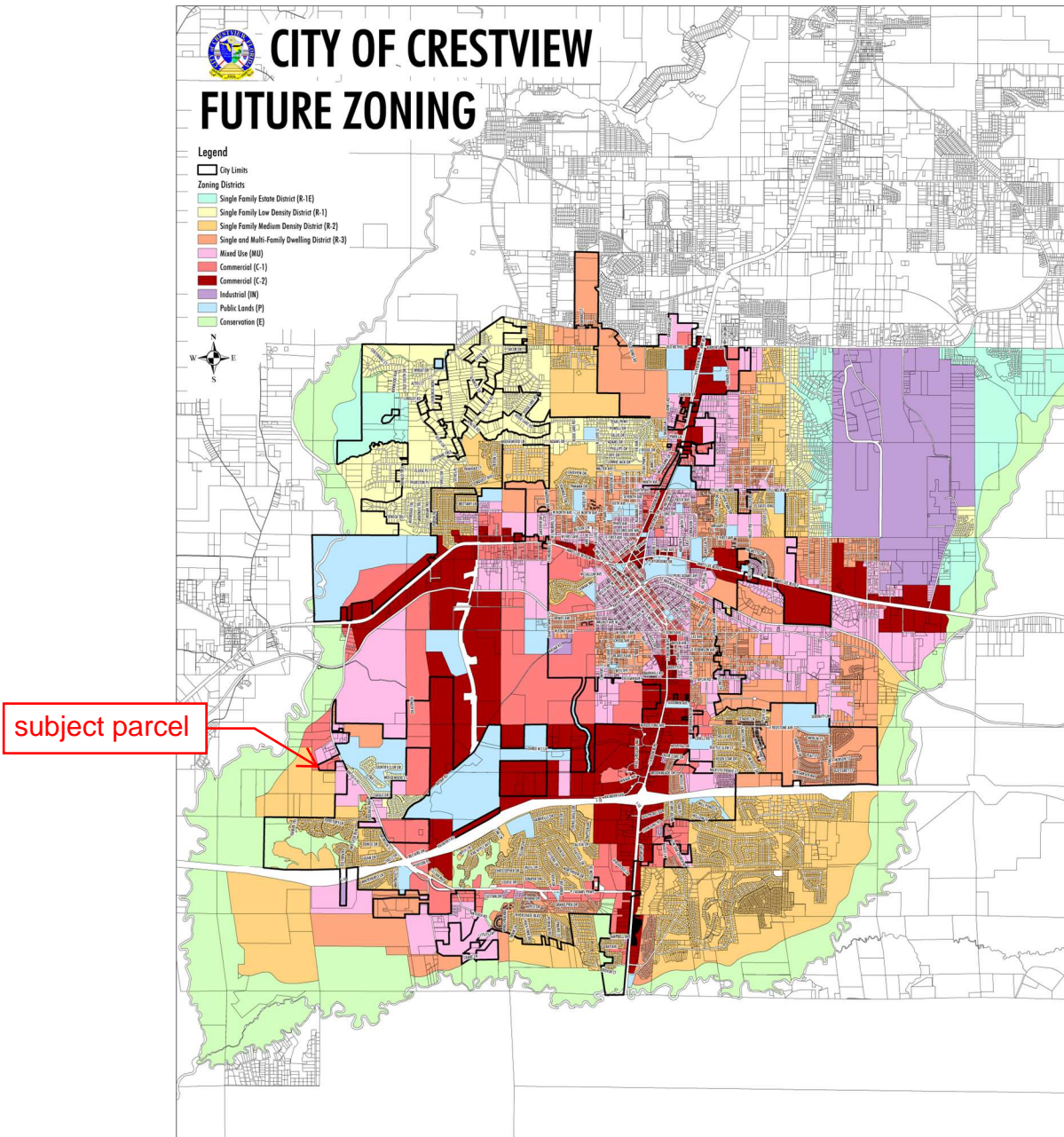
Principle Land Use	Zoning District									
	R-1E	R-1	R-2	R-3	MU	C-1	C-2	IN	P	E
Professional offices, accounting, government operations, legal services, bookkeeping, realtors, brokers, insurance, etc.					P	P	P			
Recreational camping					S 7.05.03B	S 7.05.03B	S 7.05.03			S 7.05.03
Recreational vehicle park					S 7.05.04	S 7.05.04	S 7.05.04			
Religious facility		P	P	P	P	P	P	P	P	
Repair shops, small equipment, small appliances						P	P	P		
Restaurants, drive-through and fast food						P	P			
Restaurants, (drive-through not allowed)					P	P	P			
Retail shops, freestanding or within centers, includes department stores or specialty shops such as art, antiques, furniture, florist, appliances, jewelry, media, office supplies, automotive supplies, etc.					P	P	P			
Retail, large-scale discount establishments, big-box stores						P	P			
RV, motor homes, travel trailers, or manufactured home sales lot						P (7.05.01.B)	P	P		
Schools: academic, charter, public or private		P	P	P	P	P	P		P	
Schools: business, commercial, trade, vocational					P	P	P	P	P	

Principle Land Use	Zoning District									
	R-1E	R-1	R-2	R-3	MU	C-1	C-2	IN	P	E
Self-storage, mini-storage facilities					P	P	P	P		
Stone, granite, monument sales						P (7.05.01.B)	P			
Studios for personal instruction, such as music, dancing, art or photography					P	P	P			
Tattoo parlors and body-piercing studios					P	P	P			
Terminals, bus, transit, includes truck stop							P	P		
Theaters, movie or performing arts						P	P			
Towers, radio, TV, telecommunication	S 7.05.05	S 7.05.05	S 7.05.05	S 7.05.05	S 7.05.05	S 7.05.05	S 7.05.05	S 7.05.05	S 7.05.05	
Trades, maintenance services, and heavy repair services, including outdoor storage, equipment yards, machine shops, welding shops, towing services							P	P		
Uses that are adult-oriented, including bookstores, movie stores, theaters, entertainment, and retail stores								P		
Vehicle: repair, body shop							P	P		
Vehicle: sales and rentals, including automobiles, trucks, and motorcycles						P (7.05.01.B)	P			
Vehicle: construction, heavy equipment sales and rental							P	P		
Vehicle: storage yards						P (7.05.01.B)	P			
Warehousing, not including self-services storage						P (7.05.01.B)	P	P		

Attachment 2:
City of Crestview Future Zoning

3.5 – Future Zoning

Generally, staff will not recommend future land use (FLU) or zoning map amendments that are not consistent with the Future Zoning Map:



Attachment 3:
Conceptual Plan

10-50
.70

Deed of Easement for Ingress and Egress

State of Florida
County of Okaloosa

This Deed made this 26 day of May, 1994, by Thomas M. Yankovoy and wife, Suk Hui Yankovoy hereinafter called "Grantors", to L. Bruce Simpson and wife, Wanda F. Simpson, hereinafter called "Grantees" Grantors, for and in consideration of Ten Dollars and other good and valuable consideration, herein paid by Grantees, the receipt of which is hereby acknowledged, have granted, bargained and sold to Grantees, their heirs and assigns forever, for the purpose of ingress and egress to the real property located in Okaloosa County, Florida, currently owned by Grantees (this real property is more particularly as the second parcel described below) a private right-of-way over the following described real property located in Okaloosa County, Florida, to-wit

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED SOUTH 01 DEGREES 12 MINUTES 59 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF NORTHWEST QUARTER, A DISTANCE OF 157.56 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ANTIOCH ROAD, SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2914.93 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 43 MINUTES 51 SECONDS, AN ARC DISTANCE OF 88.05 FEET, (CHORD BEARING AND DISTANCE = SOUTH 23 DEGREES 21 MINUTES 58 SECONDS EAST, A DISTANCE OF 88.05 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED SOUTH 24 DEGREES 20 MINUTES 04 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 423.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 24 DEGREES 20 MINUTES 04 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE, DEPARTING SAID RIGHT OF WAY LINE, PROCEED SOUTH 78 DEGREES 42 MINUTES 36 SECONDS WEST, A DISTANCE OF 272.95 FEET; THENCE PROCEED SOUTH 67 DEGREES 45 MINUTES 14 SECONDS WEST, A DISTANCE OF 471.08 FEET; THENCE PROCEED SOUTH 01 DEGREES 32 MINUTES 08 SECONDS WEST, A DISTANCE OF 357.42 FEET TO THE SOUTH LINE OF SAID LINE OF SAID NORTHWEST QUARTER; THENCE PROCEED NORTH 88 DEGREES 27 MINUTES 52 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.04 FEET; THENCE, DEPARTING SAID SOUTH LINE, PROCEED NORTH 12 DEGREES 11 MINUTES 48 SECONDS WEST, A DISTANCE OF 260.80 FEET; THENCE PROCEED NORTH 63 DEGREES 54 MINUTES 08 SECONDS EAST, A DISTANCE OF 545.03 FEET; THENCE PROCEED NORTH 20 DEGREES 26 MINUTES 30 SECONDS WEST, A DISTANCE OF 26.15 FEET; THENCE PROCEED NORTH 67 DEGREES 43 MINUTES 11 SECONDS EAST, A DISTANCE OF 338.80 FEET; THENCE PROCEED SOUTH 20 DEGREES 26 MINUTES 30 SECONDS EAST, A DISTANCE OF 104.55 FEET; THENCE PROCEED NORTH 71 DEGREES 24 MINUTES 20 SECONDS EAST, A DISTANCE OF 371.04 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, AND CONTAINS 6.45 ACRES, MORE OR LESS.

Grantors' reserve unto themselves, their heirs, and assigns, the right to use the said easement hereby granted for ingress and egress to their said lands over which this easement is granted to be enjoyed jointly with the Grantee herein, his heirs and assigns

FLORIDA DOCUMENTARY STAMP TAX REQUIRED
BY LAW IN THE AMOUNT OF \$.70 HAS
BEEN PAID. NEWMAN C. BRACKER, CLERK
OKALOOSA COUNTY.
BY: Sophani Meade DC

This private right-of-way and easement is given for the benefit of and as an easement appurtenant to the following described land located Okaloosa County, Florida, to-wit

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY FLORIDA; THENCE PROCEED SOUTH 01 DEGREES 12 MINUTES 59 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF NORTHWEST QUARTER, A DISTANCE OF 157.56 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ANTIOCH ROAD, SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A SAID POINT LYING IN A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2914.93 FEET; THENCE PROCEED ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 43 MINUTES 51 SECONDS, AN ARC DISTANCE OF 88.05 FEET, (CHORD BEARING AND DISTANCE = SOUTH 23 DEGREES 21 MINUTES 58 SECONDS EAST, A DISTANCE OF 88.05 FEET), TO THE POINT OF TANGENCY OF SAID CURVE; THENCE PROCEED SOUTH 24 DEGREES 20 MINUTES 04 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE, DEPARTING SAID RIGHT OF WAY LINE, PROCEED NORTH 88 DEGREES 27 MINUTES 52 SECONDS WEST, A DISTANCE OF 305.58 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE PROCEED SOUTH 01 DEGREES 12 MINUTES 59 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 518.00 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE PROCESS NORTH 88 DEGREES 27 MINUTES 52 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 438.15 FEET; THENCE, DEPARTING SAID SOUTH LINE, PROCEED NORTH 01 DEGREES 32 MINUTES 08 SECONDS EAST, A DISTANCE OF 347.42 FEET; THENCE PROCEED NORTH 67 DEGREES 45 MINUTES 14 SECONDS EAST, A DISTANCE OF 471.08 FEET; THENCE PROCEED NORTH 78 DEGREES 42 MINUTES 36 SECONDS EAST, A DISTANCE OF 272.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, AND CONTAINING 4.95 ACRES, MORE OR LESS.

or any portion thereof. This grant of easement shall run with the land described above and shall be binding on and shall enure to the benefit of L. Bruce Simpson and Wanda F Simpson, their heirs, successors or assigns

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 26th day of May, 1994

Signed, sealed and delivered
in the presence of

Teresa O'Hara
TERESA O'HARA
A. Karen Potter
A KAREN POTTER

Thomas M Yankovoy
Thomas M Yankovoy
Suk Hui Yankovoy
Suk Hui Yankovoy



FILE# 1339013
OKALOOSA COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF OKALOOSA

RCD: MAY 27 1994 @ 2:26 PM
NEWMAN C BRACKIN, CLERK

Before me, the undersigned authority, personally appeared THOMAS M YANKOVOY and SUK HUI YANKOVOY, known to me and known to me to be the individuals described in and who executed the foregoing instrument and acknowledged to and before me that they executed the same for the uses and purposes therein set forth * produced a Fla drivers license

Given under my hand and official seal the 26th day of May, 1994

PREPARED BY
OKALOOSA COUNTY DEPT OF
4414 AMSTERDAM
CARTVIEW # 22136

Angela Karen Potter
Notary Public ANGELA KAREN POTTER

My commission expires 3/17/96



ANGELA KAREN POTTER
MY COMMISSION # DC 10001 EXPIRES
MARCH 17 1996
KOBOR TRUST TRUST ADMINISTRATION INC