



CITY of CRESTVIEW

PLANNING AND DEVELOPMENT BOARD

**PLANNING & DEVELOPMENT BOARD
Regular Meeting AGENDA
January 5, 2026
6:00 PM
COUNCIL CHAMBERS**

- 1 **Call to Order**
- 2 **Pledge of Allegiance**
- 3 **Approve Agenda**
- 4 **Public Opportunity to speak on Agenda items**
- 5 **Consent Agenda**
- 6 **Ordinance on 1st reading/ Public Hearing**
 - 6.1 Ordinance 2014 Magnolia Creeks Rezoning - Planned Unit Development
 - 6.2 Ordinance 2015 - North Pearl Street Comprehensive Plan Amendment
 - 6.3 Ordinance 2016 - North Pearl Street 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: January 5, 2026

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 12/30/2025
SUBJECT: 6.1 Ordinance 2014 Magnolia Creeks Rezoning - Planned Unit Development

BACKGROUND:

Staff received the initial application for the Magnolia Creeks Phase 3 subdivision Planned Unit Development ("PUD") on October 9th, 2025. All major comments have been addressed, and no substantial changes to the site development plans are expected at this time.

DISCUSSION:

The Magnolia Creeks Phase 3 PUD is the third phase of an existing project, Magnolia Creeks Phases 1 and 2, located at the southernmost end of Steeplechase Dr., and north of Interstate I-10. Magnolia Creeks Phases 1 and 2 was approved prior to the adoption of our latest code provisions regarding Planned Unit Developments, and was thereby approved as a PUD without going through the rezoning process. However, the plat was approved by the Planning and Development Board as well as the City Council.

The project proposes a 52-unit single family residential subdivision upon a 22.27 acre portion of the overall property, located at parcel ID 28-3N-23-0000-0017-0010. A substantial portion of the perimeter of this development is wetlands, and the development will result in a net density of 3.03 units per acre. The current zoning (Mixed Use) allows for up to 20 units per acre of density. For comparison, the proposed density standard for our R-1 zoning district allows up to 4 units per acre, and is the second least dense residential district we have. The requested uses, density and development standards are consistent with the assigned Future Land Use Designation, Mixed Use (MU).

The primary reason for the request of this PUD zoning is to allow narrower lots within the subdivision (40-foot minimum instead of the 50-foot minimum required by the Mixed Use zone) and setbacks, requesting 20' front, 5' side and 15' rear setbacks (as opposed to the current Mixed Use Zone, which requires a 7.5' side setback). These lot width and setback changes are consistent with the first portion of the project, Magnolia Creeks Phases 1 and 2.

The development scheme proposed herein is consistent with the first two phases of Magnolia Creeks, as well as the other surrounding subdivisions to the northeast.

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

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

Community Character- Promote desirable growth with a hometown atmosphere

Opportunity- Promote an environment that encourages economic and educational opportunity

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

The fees for the rezoning request were \$750.00. The City should expect to see positive future impacts resulting from this development, including ad-valorem revenue, building permit fees, and utility usage fees.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 2014.

Attachments

1. Exhibit Packet
2. Magnolia Creeks Phase 3 Site Development Plan

ORDINANCE: 2014

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 22.27 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 28, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE MIXED USE (MU) ZONING DISTRICT TO THE PLANNED UNIT DEVELOPMENT (PUD) 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 & INTENT. The authority for enactment of this ordinance is pursuant to chapters 166 and 177, Florida Statutes, section 1, City Charter, and the City's Land Development Code.

1. The owner, Magnolia Creeks, LLC, applied for rezoning approval of a portion of parcel 28-3N-23-0000-0017-0010, as more specifically defined within the Magnolia Creeks Phase 3 site development plan. The development will consist of a 52-unit single-family subdivision. Approval of this rezoning will result in a new Planned Unit Development zoning district at the property.
2. The Planning and Development Board held a public hearing and considered this ordinance on January 5, 2026. The Planning and Development Board has recommended approval of the rezoning of the subject area from the Mixed Use (MU) Zoning District to the Planned Unit Development (PUD) Zoning District in accordance with the Magnolia Creeks Phase 3 Site Development Plan as prepared by JP Engineering, LLC, dated August 2025, and the conditions and amendments in this ordinance.
3. The City Council then conducted a public meeting on January 12, 2026, and a public hearing on January 26, 2026, after giving due public notice pursuant to Section 166.041 of the Florida Statutes and the City's Land Development Code.

SECTION 2 – FINDINGS OF FACT. The City Council finds:

1. The Planned Unit Development (PUD) is a zoning district available to encourage flexibility in the design and development of land and allow improved design and quality in new development. The PUD is intended to provide for diversification and integration of uses and structures consistent with the Future Land Use designation.
2. The Magnolia Creeks Phase 3 Planned Unit Development is located on a portion of the property identified by parcel number 28-3N-23-0000-0017-0010. The subject property is approximately 22.27 acres. The development will consist of 52 single-family homes with a net density of 3.03 units per acre.
3. The Magnolia Creek Phase 3 Planned Unit Development is consistent with the City's Comprehensive Plan.
4. The proposed PUD is surrounded does not directly abut any properties with different land uses.
5. The intensity/density of the development is compatible with the surrounding area.

SECTION 3 – PROPERTY TO BE REZONED.

1. The property subject to this rezoning is identified by parcel number 28-3N-23-0000-0017-0010 and is more particularly depicted in the Magnolia Creeks Phase 3 Site Development Plan.

2. The requested rezoning is consistent with the City's Comprehensive Plan. Therefore, the subject property is hereby rezoned from the Mixed Use (MU) zoning district to the Planned Unit Development (PUD) district, subject to all conditions and amendments of this ordinance and the Magnolia Creeks Phase 3 Site Development Plan as prepared by JP Engineering, LLC, dated August 2025.
3. The Official Zoning Map of the City of Crestview is hereby amended to change the classification of the subject property from the Mixed Use (MU) zoning district to the Planned Unit Development (PUD) district.

SECTION 4 – ADOPTION AND CONDITIONS TO MAGNOLIA CREEKS PHASE 3 PLANNED UNIT DEVELOPMENT. The Magnolia Creeks Phase 3 Site Development Plan as prepared by JP Engineering, LLC, dated August 2025, is adopted by reference and approved as the site development plan, with the following amendments and conditions:

1. All improvements shall be made in accordance with the provisions of this ordinance and the site development plan document. This ordinance and the site development plan document shall be considered the development and site standards, criteria, and other requirements for development of the Magnolia Creeks Phase 3 Planned Unit Development. If a subject is not addressed in this ordinance or the site development plan document, the applicable provision of the latest version of the City's Land Development Code shall apply.
2. No development shall occur on the subject property, except for single-family homes with a maximum quantity of 52 units/lots.

SECTION 5 – SEVERABILITY. If any word, phrase, sentence, paragraph or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

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

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

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

SECTION 9 – EFFECTIVE DATE. This ordinance shall be effective immediately.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 26th day of January, 2026.

ATTEST:

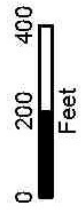
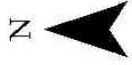
Natasha Peacock

Interim City Clerk

Approved by me this 26th day of January, 2026.

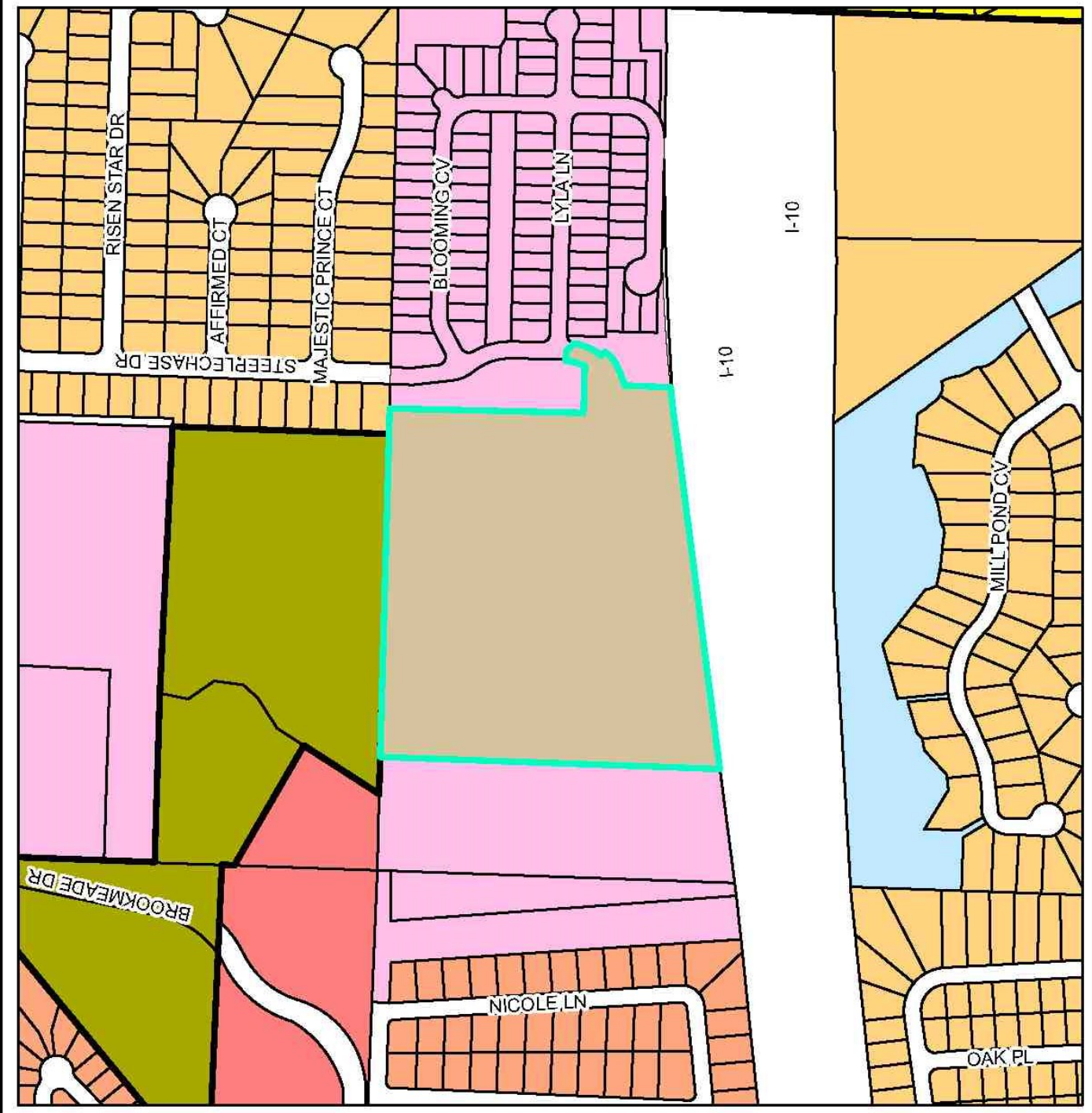
J. B. Whitten
Mayor

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**
- Residential - 1 (R-1)
- Mixed Use (MU)

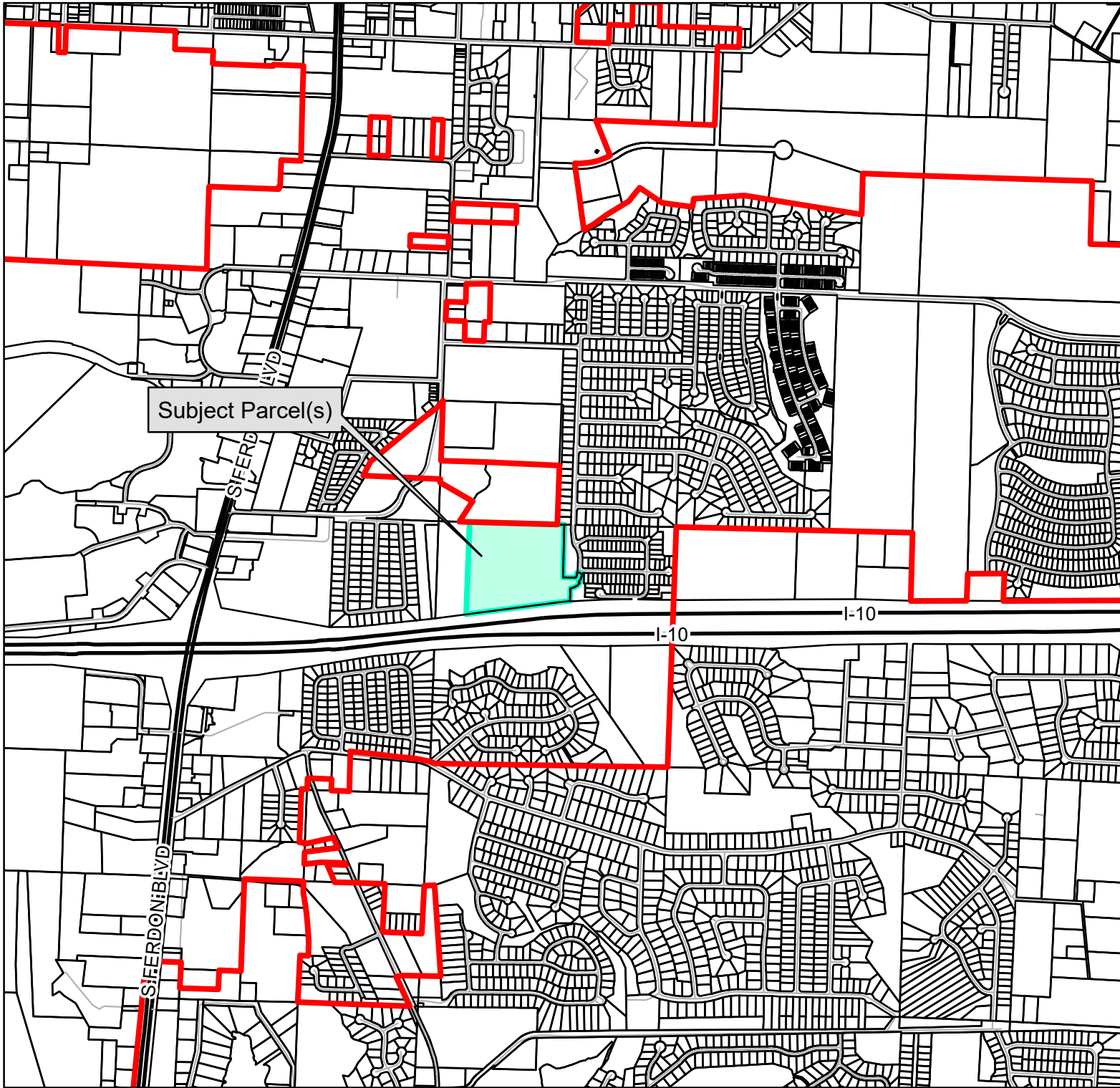


Vicinity Map

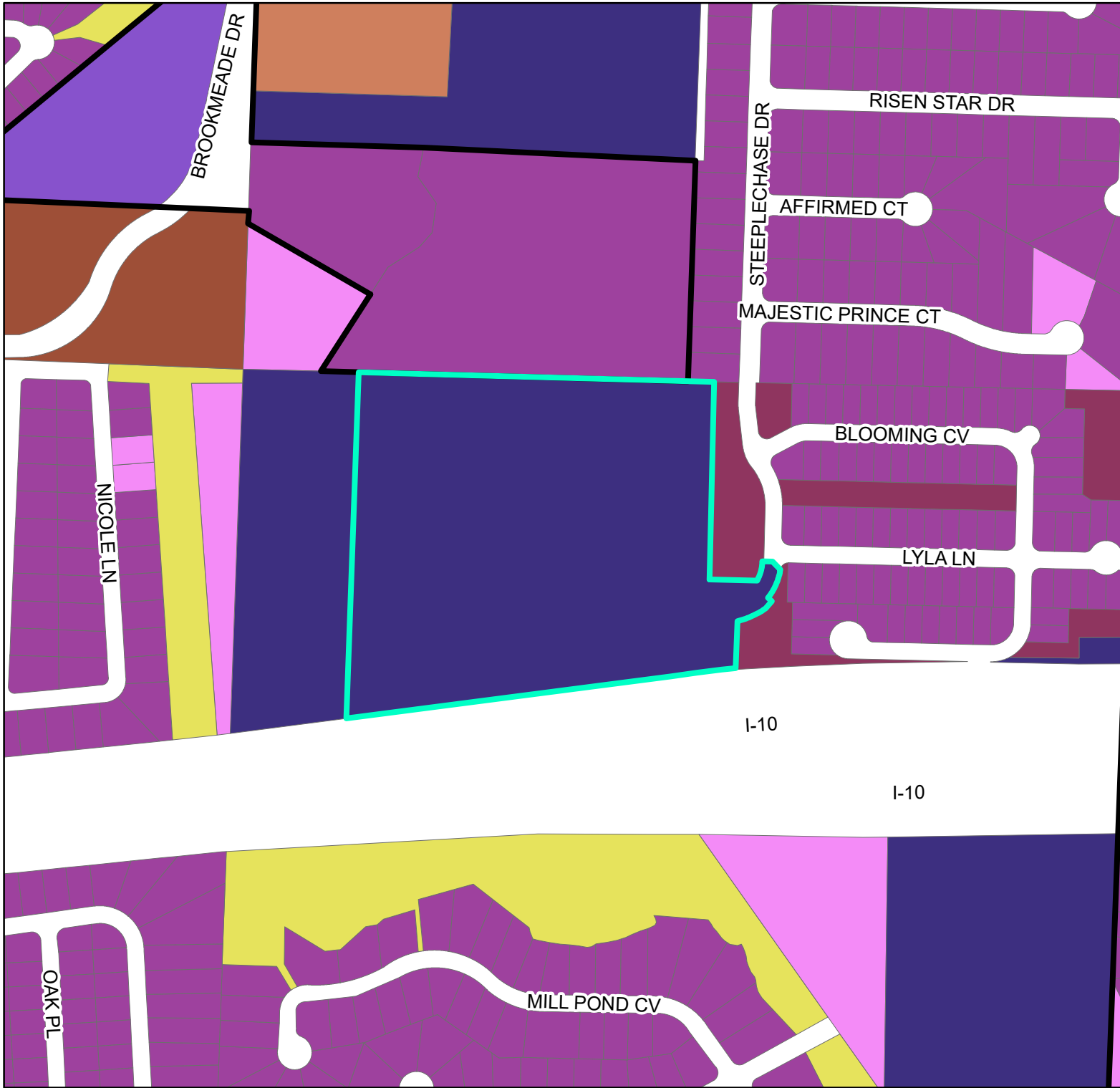
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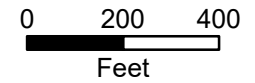
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PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET



Existing Use



Legend

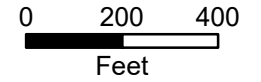
- Subject Parcel
- City Limits

Use Description

- CHURCHES
- MULTI-FAMILY
- MUNICIPAL
- NO AG
- RES COMMON
- SINGLE FAMILY
- STATE
- VACANT

Current Future Land Use

N



Legend

Subject Parcel

City Limits

City Future Land Use

Commercial (C)

Industrial (IN)

Mixed Use (MU)

Conservation (CON)

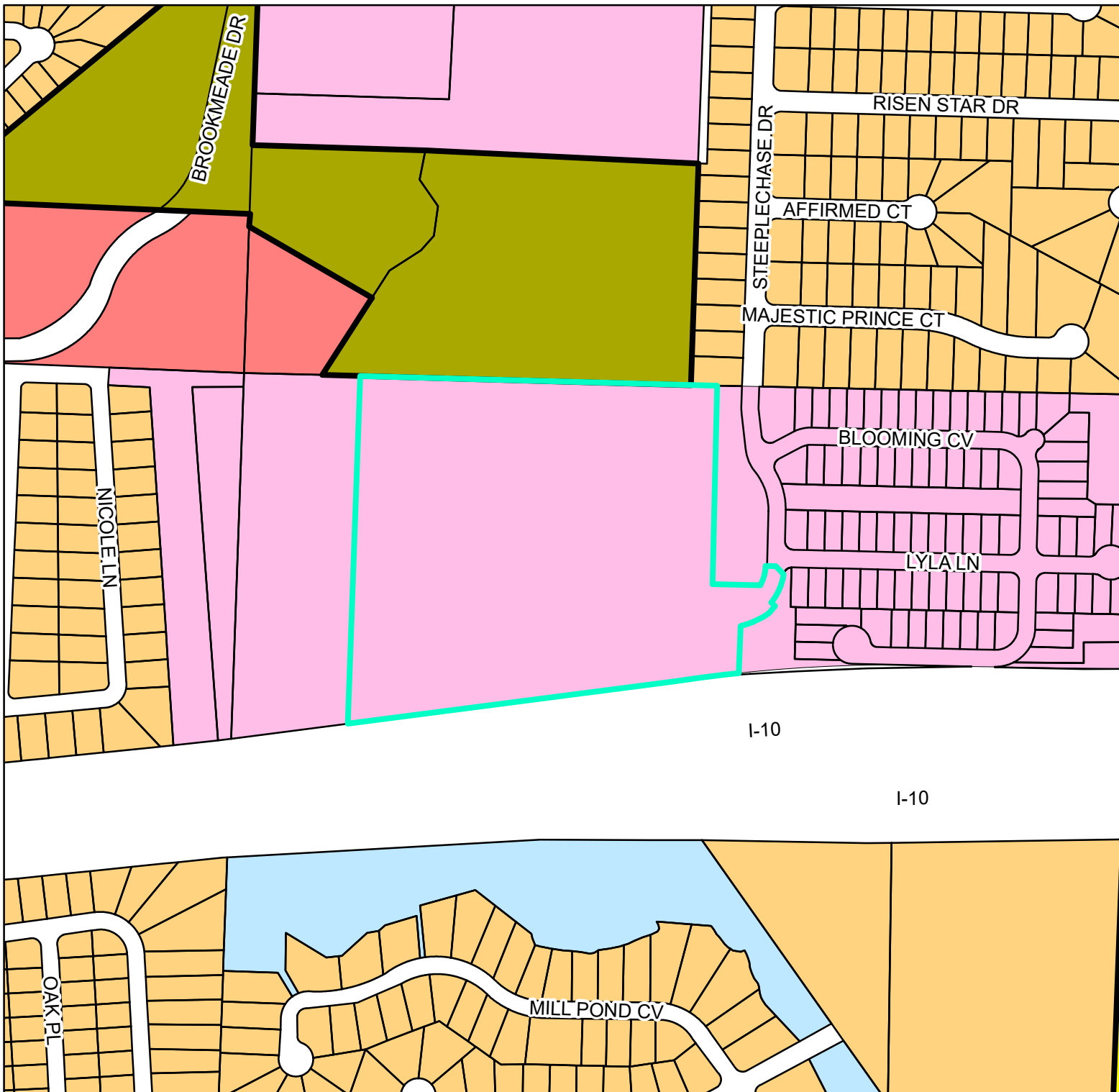
Public Lands (PL)

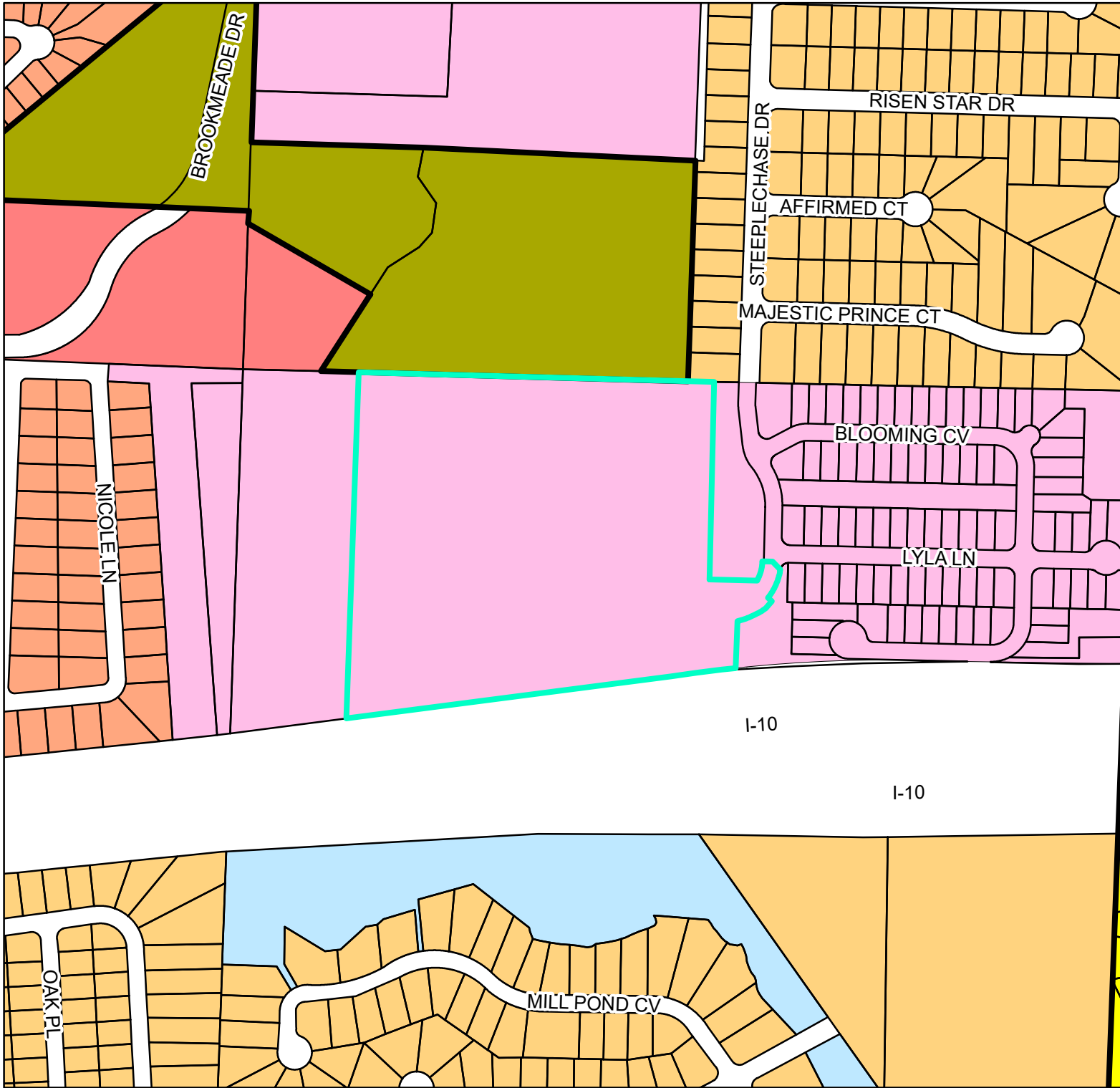
Residential (R)

County Future Land Use

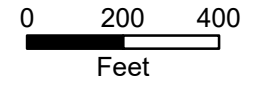
Low Density Residential (LDR)

Mixed Use (MU)





Current Zoning

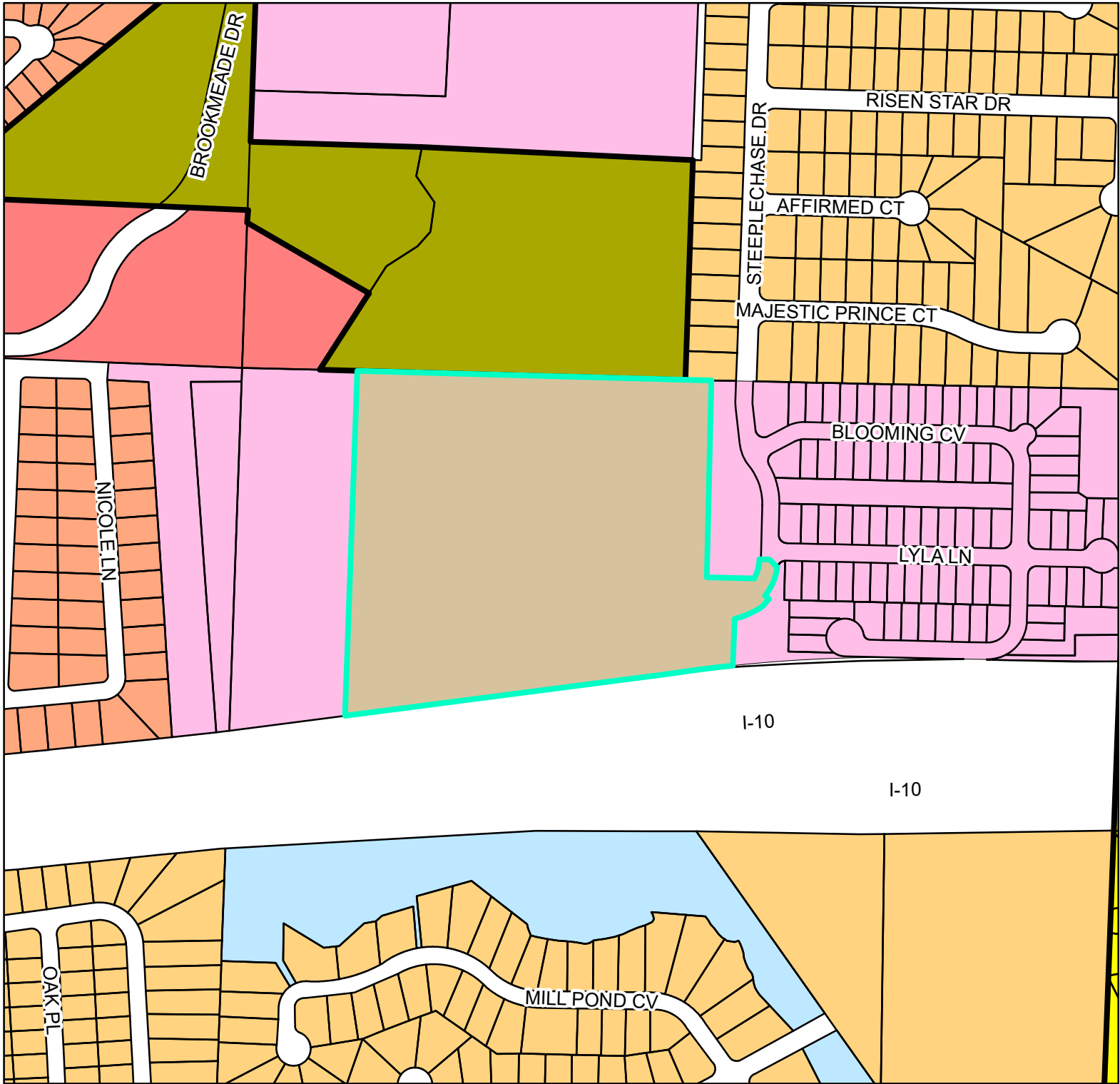
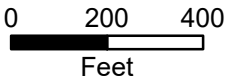


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














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

Proposed 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**
 -  Residential - 1 (R-1)
 -  Mixed Use (MU)



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: January 5, 2026

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
 CC: City Manager and City Attorney
 FROM: Community Development Services
 DATE: 12/29/2025
 SUBJECT: 6.2 Ordinance 2015 - North Pearl Street Comprehensive Plan Amendment

BACKGROUND:

On November 20, 2025, staff received an application to amend the comprehensive plan and zoning designations for property located at 1398 North Pearl Street.

The subject property is currently located within the city limits of Crestview with a future land use and zoning designation of Residential (R) and Single and Multi-Family Density Dwelling District (R-3), respectively.

The application requests the Mixed-Use (MU) future land use designation for the property.

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 2015 on January 12, 2026 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: PARKER HARVEY E (HEIRS OF)
 Parcel ID: 08-3N-23-1700-0001-002C
 Site Size: 0.87 acres
 Current FLU: Residential (R)
 Current Zoning: Single and Multi-Family Density Dwelling District (R-3)
 Current Land Use: Residential

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

Direction	FLU	Zoning	Existing Use
North	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Residential
East	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Residential
South	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Residential
West	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Residential

The subject property is currently developed for residential use and a development application has not been submitted. Based on the preliminary site plan submitted with the application, the property will continue to be used for residential purposes.

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 December 8, 2025. The property was posted on December 22, 2025. An advertisement ran in the Crestview News Bulletin on December 18, 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 fees for the comprehensive plan amendment are \$2,500.00. The cost to advertise was \$242.50.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 2015.

Attachments

1. Exhibit Packet - N Pearl St
2. Preliminary Site Plan - N Pearl St

ORDINANCE: 2015

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 RESIDENTIAL (R) TO MIXED-USE (MU) ON APPROXIMATELY 0.87 ACRES, MORE OR LESS, IN SECTION 8, TOWNSHIP 3 NORTH, RANGE 23 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Residential (R) to Mixed-Use (MU) on a parcel of land containing 0.87 acres, more or less, lying within the corporate limits of the City; and
- E. This amendment is consistent with the adopted Comprehensive Plan and is in the best interests of the City and its citizens.

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

SECTION 4 – FUTURE LAND USE MAP AMENDMENT. The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 0.87 acres of land, more or less, from Residential (R) to Mixed-Use (MU). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 0.87 acres, more or less, is known as Parcel 08-3N-23-1700-0001-002C and commonly described as:

South 1/2 of Lot 2 in Block 1 of MCCASKILLS ADDITION TO TOWN OF CRESTVIEW, being in Section 8, T3N, R23W according to plat of said subdivision drawn by T. W. Coleman, recorded in Plat Book 1, Page 80, a copy of said map being on file in the office of the Circuit Court, Okaloosa County, Florida. Less and except the West 150 feet thereof.

The Mixed-Use (MU) Future Land Use Category is hereby imposed on Parcel 08-3N-23-1700-0001-002C. 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 08-3N-23-1700-0001-002C 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 26th day of January, 2026.

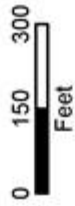
ATTEST:

Natasha Peacock
Interim City Clerk

Approved by me this 26th day of January, 2026.

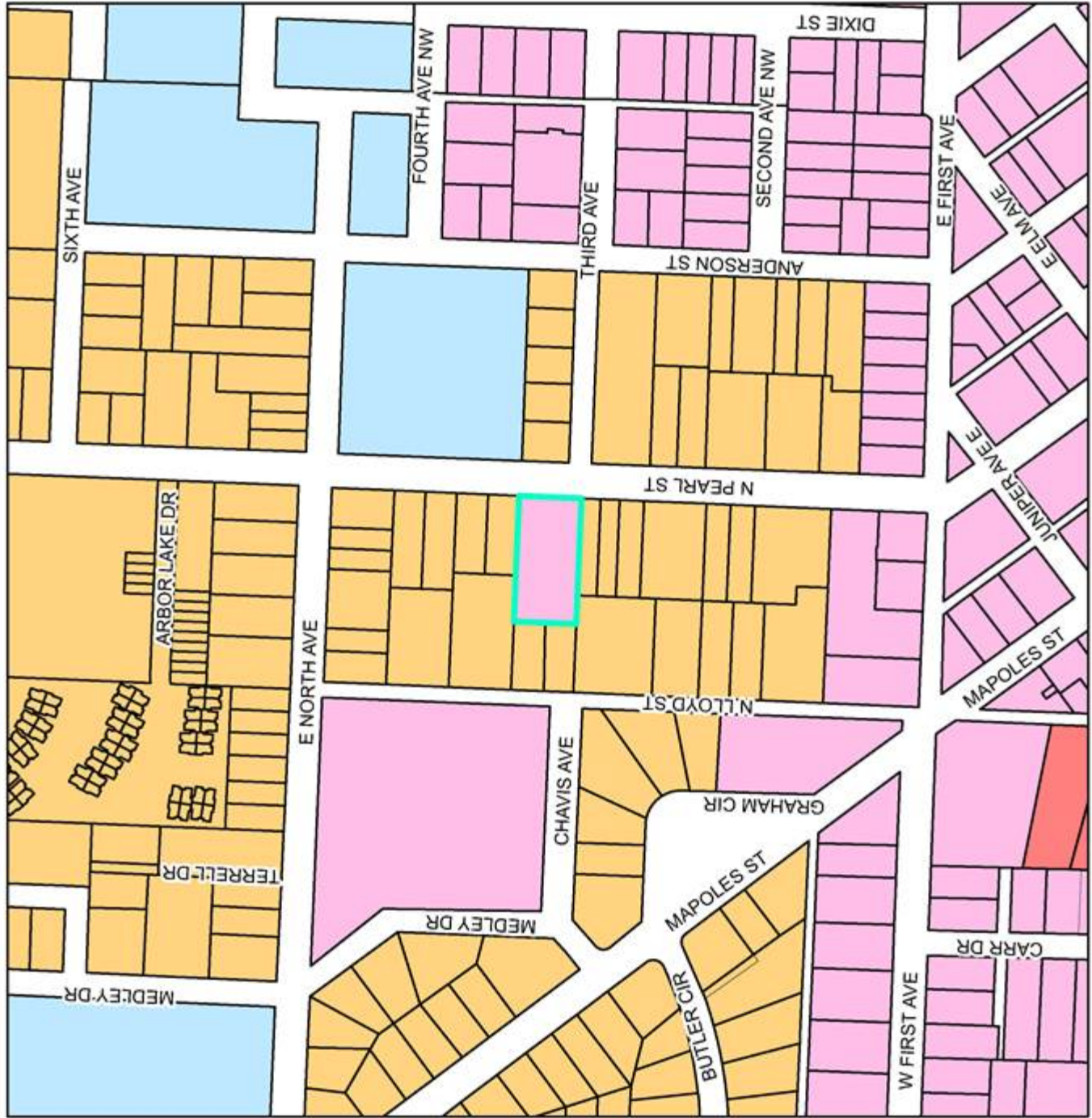
J. B. Whitten
Mayor

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)

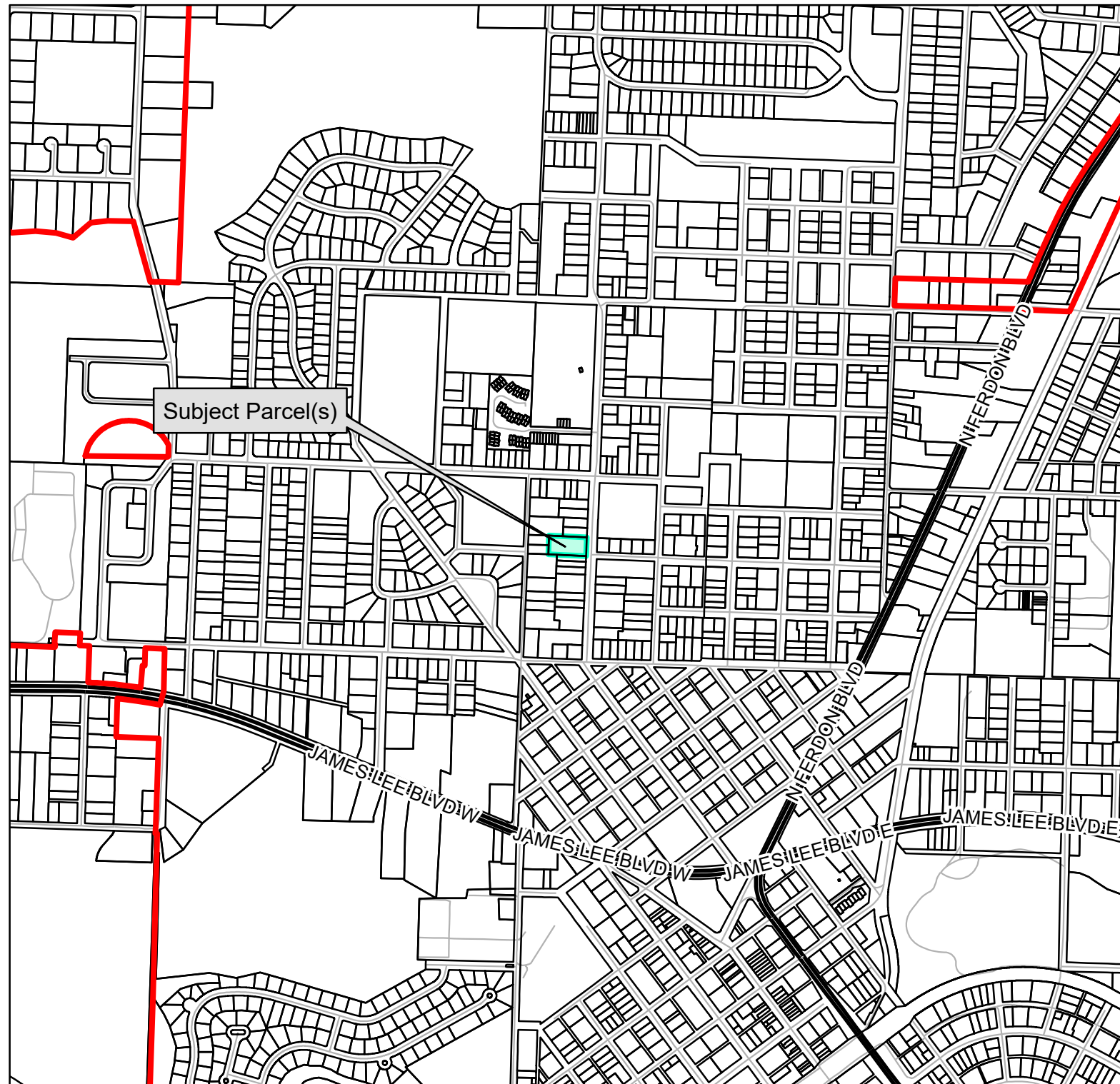


Vicinity Map

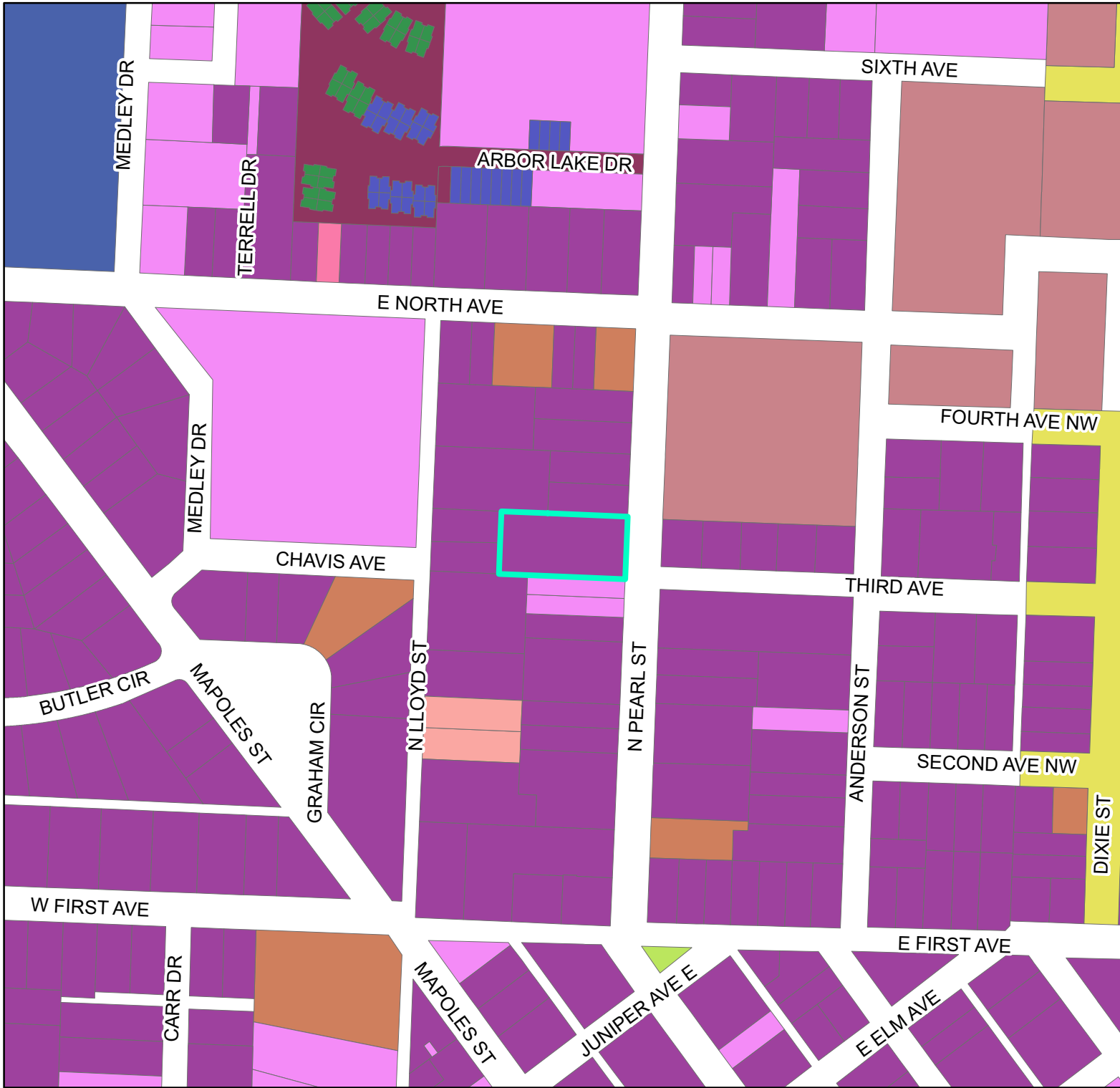
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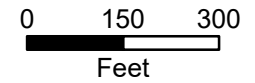
Not to Scale

















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



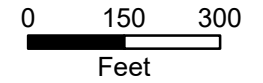
Existing Use











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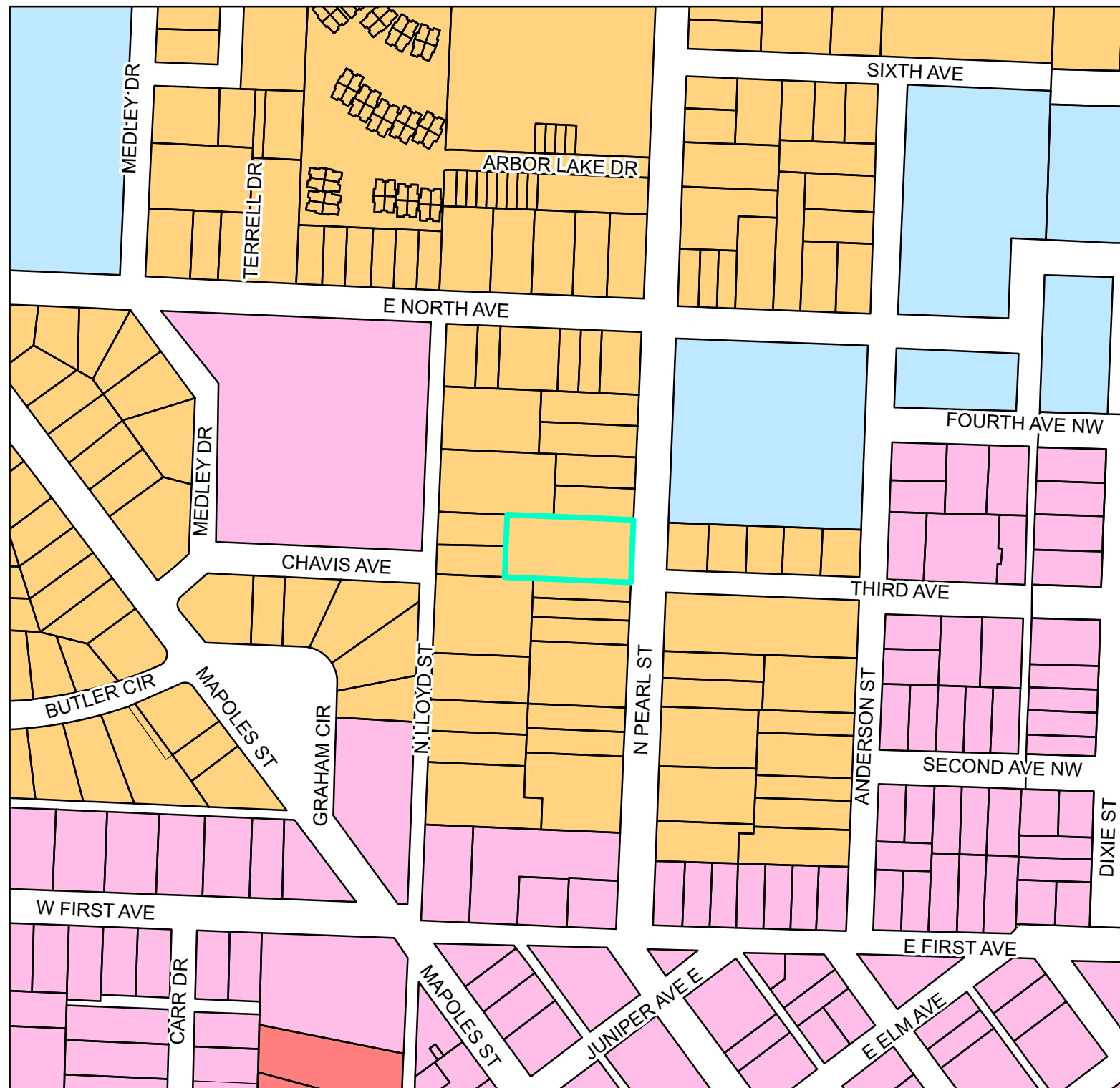
-  Subject Parcel
-  City Limits
- Use Description**
-  MFR HOME
-  MORTUARY/CEMETERY
-  MULTI-FAMILY
-  MUNICIPAL
-  PUBLIC SCHOOLS
-  RES COMMON AREA
-  RIGHTS-OF-WAY
-  SFR/TOWNHOUSE
-  SINGLE FAMILY
-  VAC TWNHSE LAND
-  VACANT
-  VACANT COMMERCIAL

Current Future Land Use

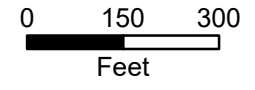


Legend

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

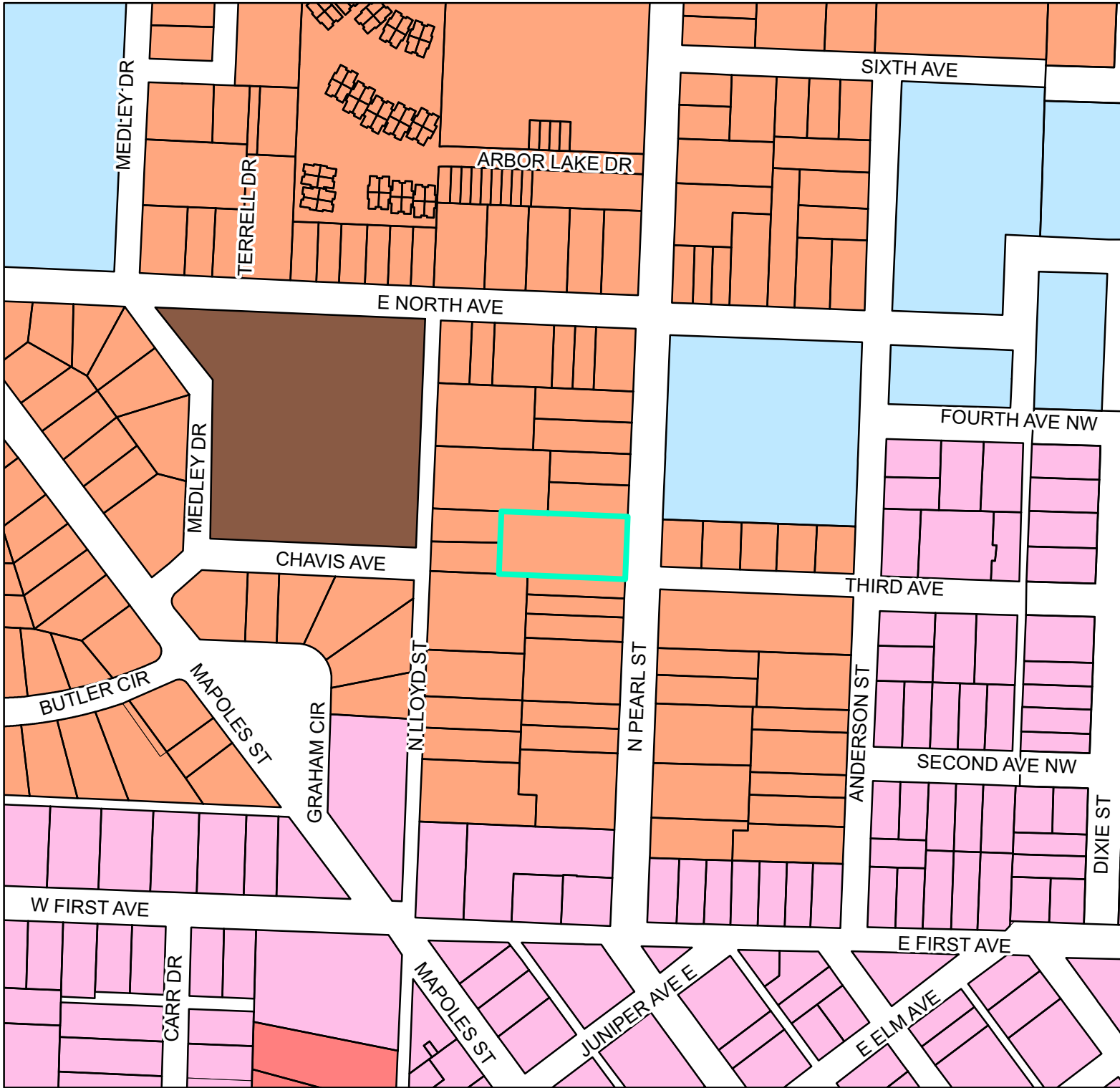


Current Zoning

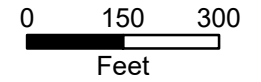


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


- 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)
- Planned Unit Development (PUD)
- Commercial (C-1)
- Commercial (C-2)
- Industrial (IN)
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- Conservation (E)



Proposed Future Land Use



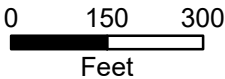
Legend

-  Subject Parcel
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














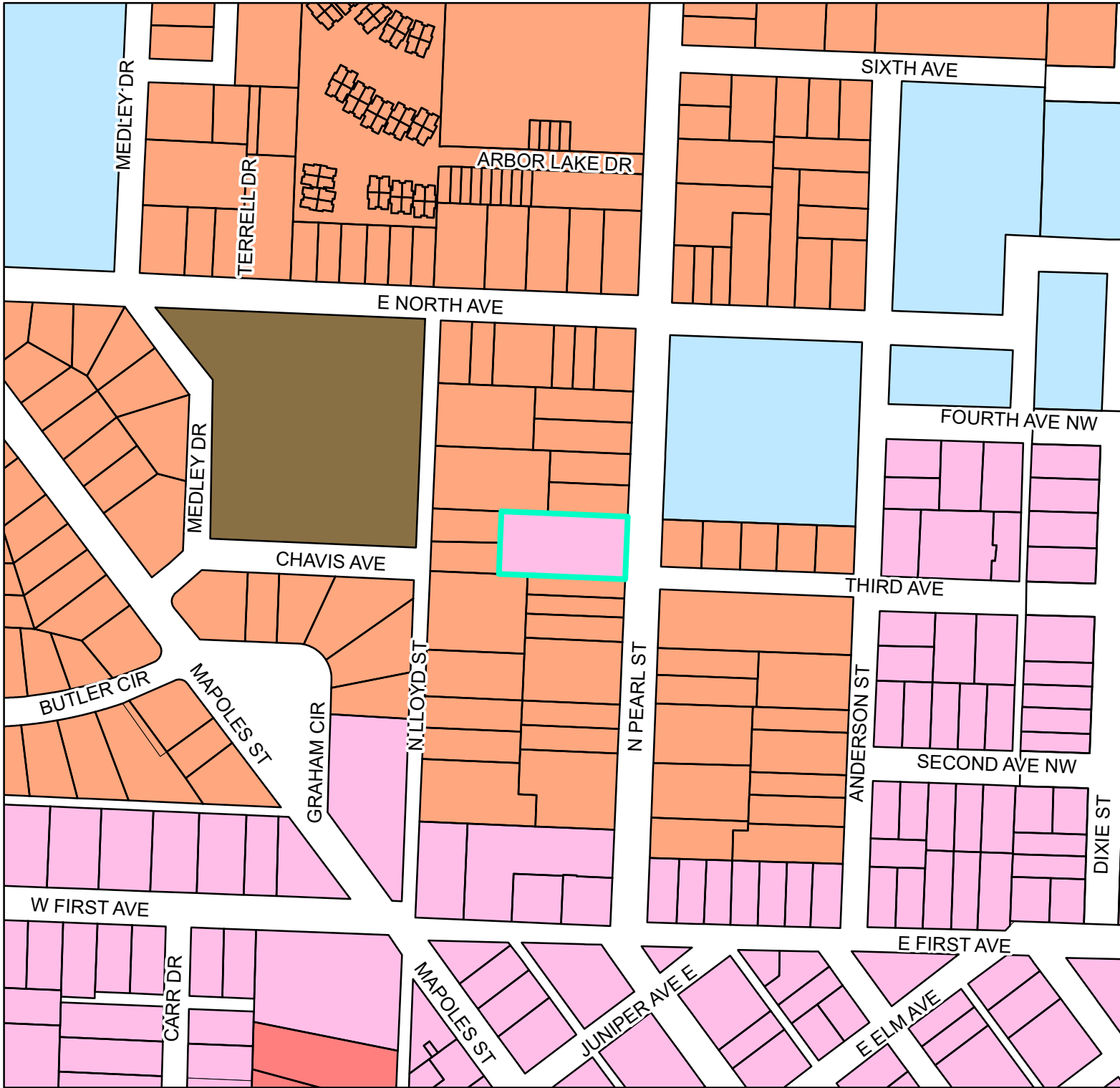
Proposed Zoning

N



Legend

-  Subject Parcel
-  City Limits
- City Zoning**
-  Single Family Estate Dwelling District (R-1E)
-  Single Family Low Density District (R-1)
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-  Public Lands (P)
-  Conservation (E)
-  Planned Unit Development (PUD)





Staff Report

PLANNING AND DEVELOPMENT
BOARD MEETING DATE: January 5, 2026
TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 12/29/2025
SUBJECT: 6.3 Ordinance 2016 - North Pearl Street Rezoning

BACKGROUND:

On November 20, 2025, staff received an application to amend the comprehensive plan and zoning designations for property located at 1398 North Pearl Street.

The subject property is currently located within the city limits of Crestview with a future land use and zoning designation of Residential (R) and Single and Multi-Family Density Dwelling District (R-3), respectively.

The application requests the Mixed-Use (MU) zoning designation for the property.

The request for rezoning will be presented to City Council via Ordinance 2016 on January 12, 2026 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: PARKER HARVEY E (HEIRS OF)
Parcel ID: 08-3N-23-1700-0001-002C
Site Size: 0.87 acres
Current FLU: Residential (R)
Current Zoning: Single and Multi-Family Density Dwelling District (R-3)
Current Land Use: Residential

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

Direction	FLU	Zoning	Existing Use
North	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Residential
East	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Residential
South	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Residential
West	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Residential

The subject property is currently developed for residential use and a development application has not been submitted. Based on the preliminary site plan submitted with the application, the property will continue to be used for residential purposes.

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 December 8, 2025. The property was posted on December 22, 2025. An advertisement ran in the Crestview News Bulletin on December 18, 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 fees for the rezoning request are \$750.00. There is no additional cost of advertising as the future land use change and rezoning requests were included in the same advertisement.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 2016.

Attachments

1. Exhibit Packet - N Pearl St
2. Preliminary Site Plan - N Pearl St

ORDINANCE: 2016

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 0.87 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 8, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE SINGLE AND MULTI-FAMILY DENSITY DWELLING DISTRICT (R-3) ZONING DISTRICT TO THE MIXED-USE (MU) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 2 – PROPERTY REZONED. The following described 0.87 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 0.87 acres, more or less, being formerly zoned Single and Multi-Family Density Dwelling District (R-3) with the Mixed-Use (MU) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 2015, is hereby rezoned to Mixed-Use (MU) to wit:

PIN # 08-3N-23-1700-0001-002C

South 1/2 of Lot 2 in Block 1 of MCCASKILLS ADDITION TO TOWN OF CRESTVIEW, being in Section 8, T3N, R23W according to plat of said subdivision drawn by T. W. Coleman, recorded in Plat Book 1, Page 80, a copy of said map being on file in the office of the Circuit Court, Okaloosa County, Florida. Less and except the West 150 feet thereof.

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 # 2015 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 26th day of January, 2026.

ATTEST:

Natasha Peacock
Interim City Clerk

Approved by me this 26th day of January, 2026.

J. B. Whitten
Mayor

Adopted Zoning



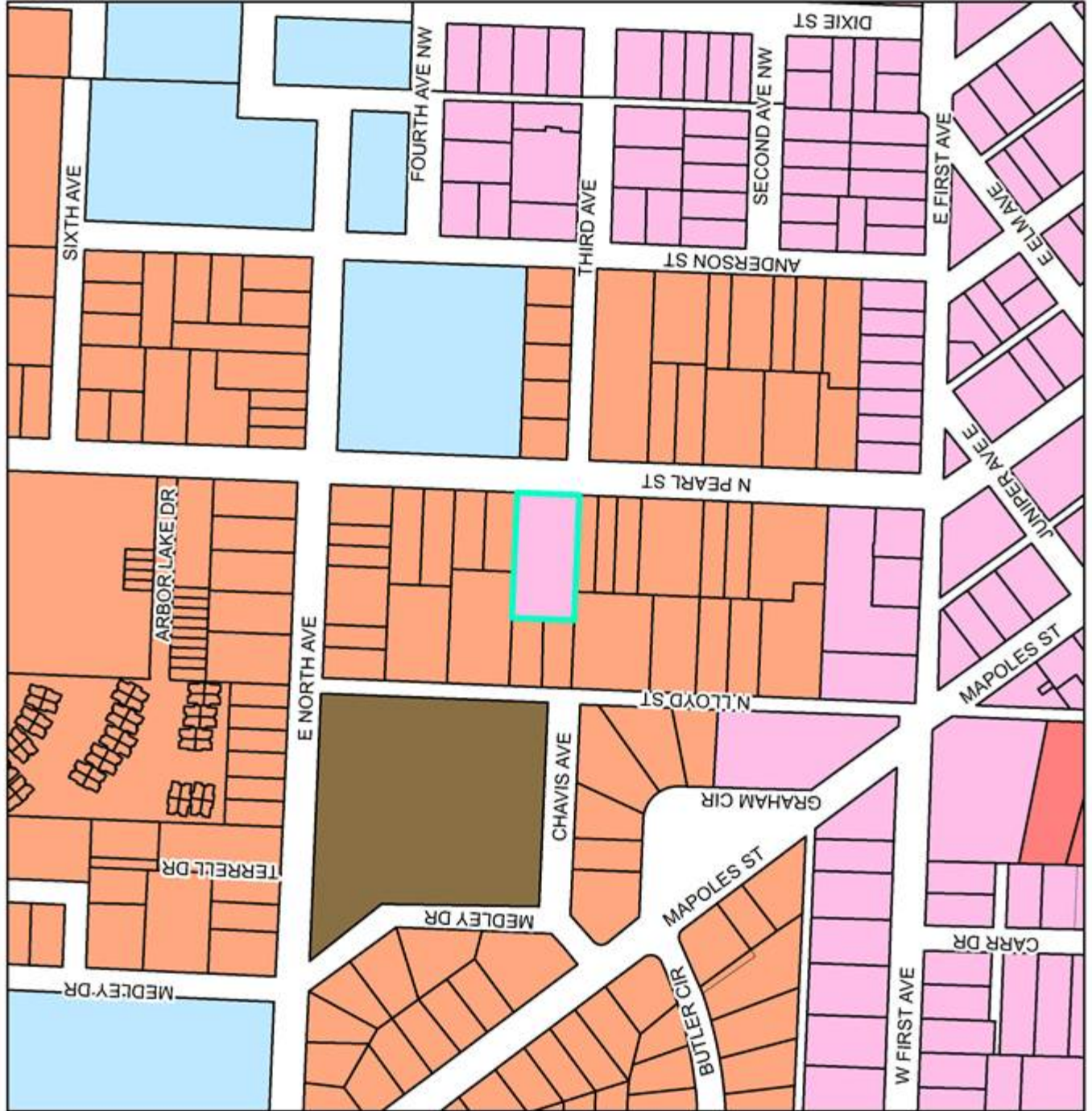
Legend

- 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)
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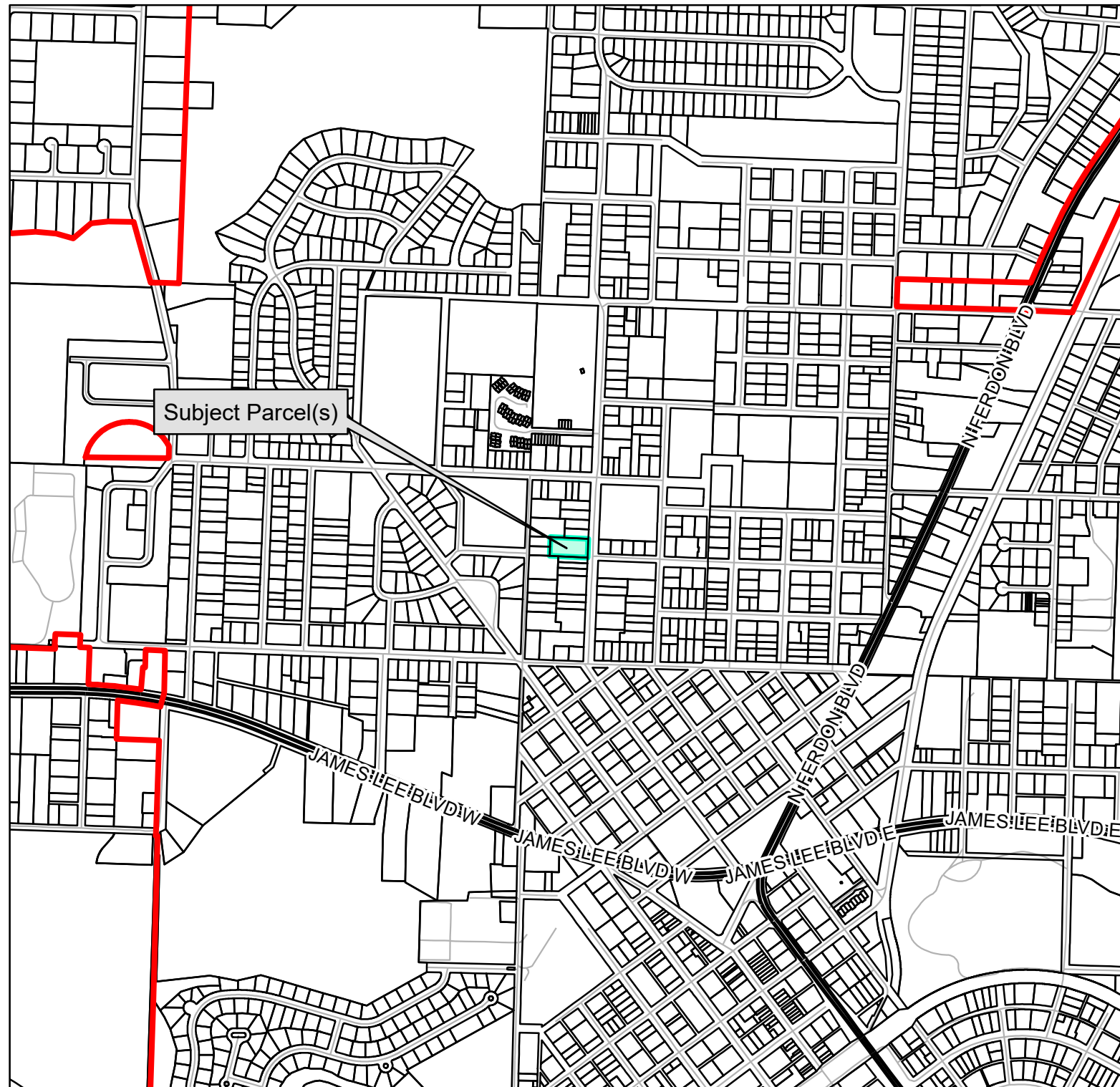


Vicinity Map

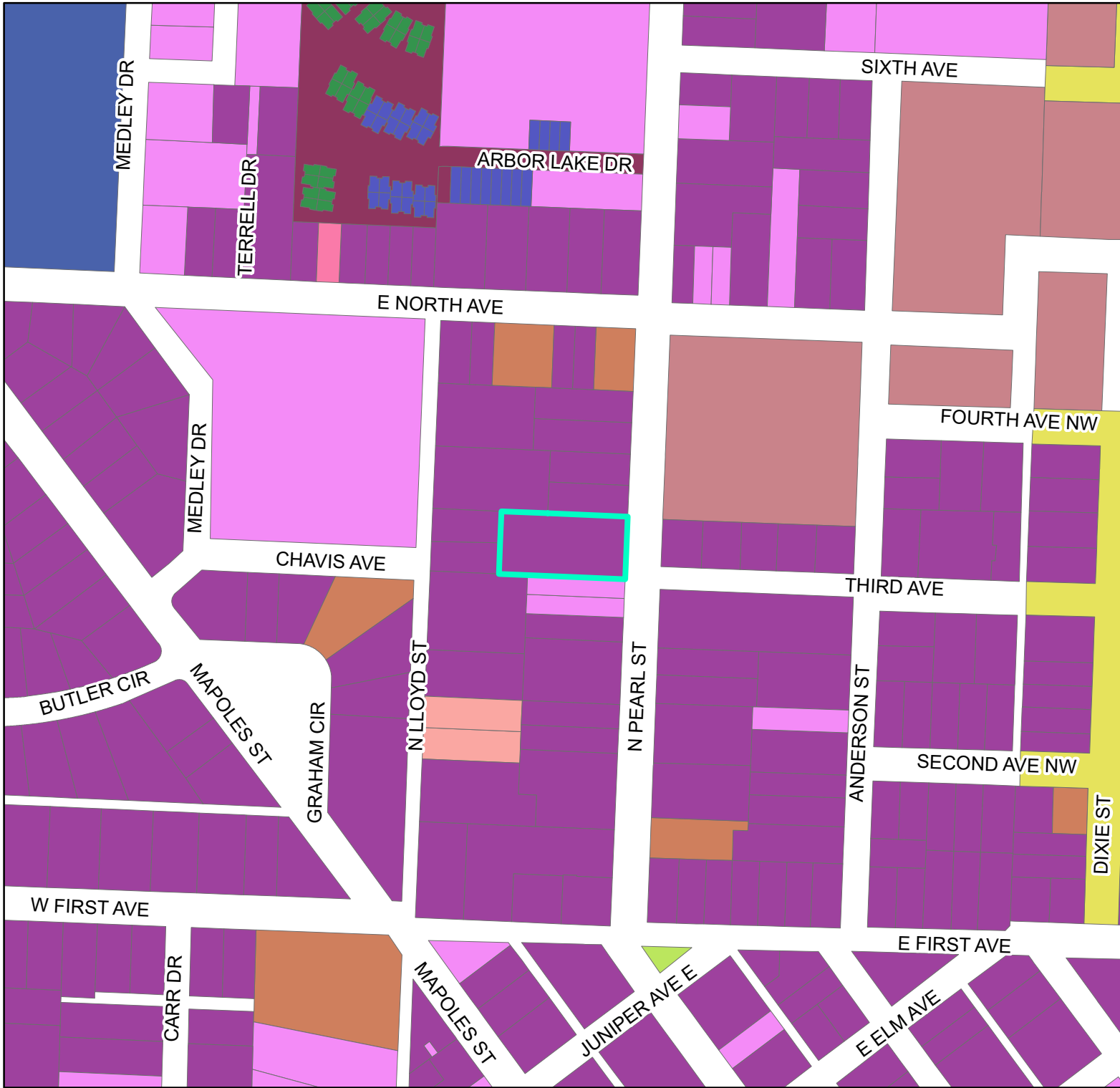
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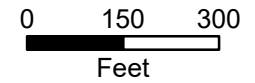
Not to Scale



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



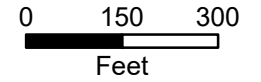
Existing Use











Legend

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- MUNICIPAL
- PUBLIC SCHOOLS
- RES COMMON AREA
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- SFR/TOWNHOUSE
- SINGLE FAMILY
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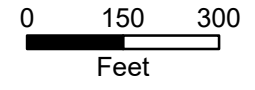


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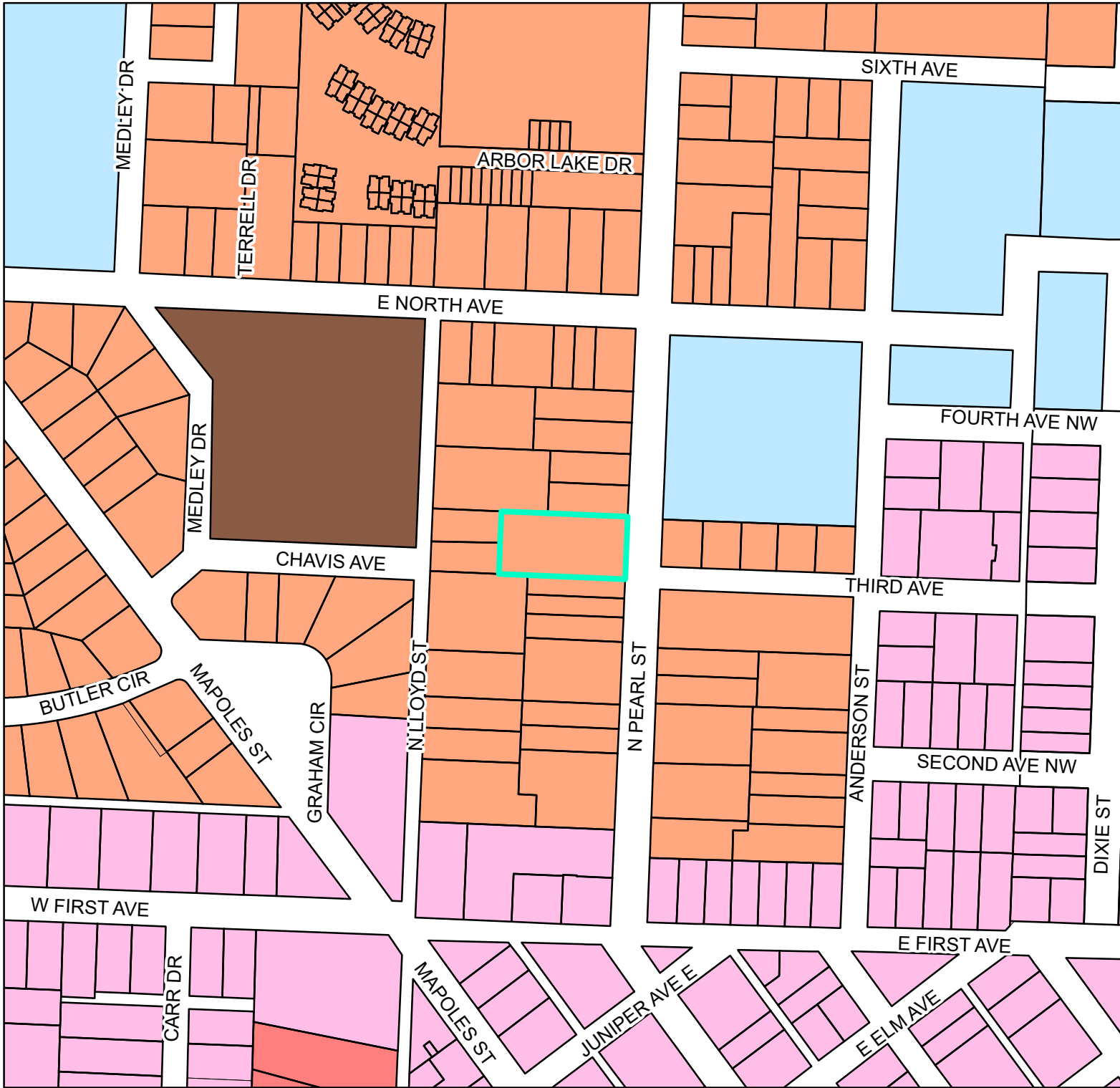


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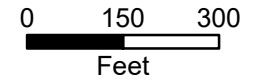


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Proposed Future Land Use



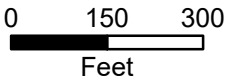
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














Proposed Zoning

N



Legend

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