



CITY of CRESTVIEW

PLANNING AND DEVELOPMENT BOARD

PLANNING & DEVELOPMENT BOARD AGENDA

March 2, 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 2015 - North Pearl Street Comprehensive Plan Amendment
- 7 **Ordinances**
- 8 **Final Plats and PUDS**
- 9 **Special Exceptions, Variances, Vacations and Appeals**
- 10 **Action Items**
 - 10.1 Affordable Housing Advisory Nominations
- 11 **Director Report**
 - 11.1 Development 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 Natasha S. Peacock, 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: March 2, 2026

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
 CC: City Manager and City Attorney
 FROM: Community Development Services
 DATE: 02/26/2026
 SUBJECT: Ordinance 2015 - North Pearl Street Comprehensive Plan Amendment

BACKGROUND:

On November 20, 2025, staff received an application to amend the future land use map designation 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 designation of Residential (R).

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 March 9, 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. A development application has not been submitted, but conceptual plans for the property are attached. Based on these site plans, 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 February 17, 2026. An advertisement ran in the Crestview News Bulletin on February 19, 2026.

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 of advertising was \$212.50.

RECOMMENDED ACTION

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

Attachments

1. Exhibit Packet - N Pearl St Comp
2. Prelim Site Plan - 6 Units R-FLU
3. Prelim Site Plan - 8 Units MU-FLU

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 23rd day of March, 2026.

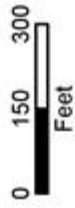
ATTEST:

Natasha Peacock
Interim City Clerk

Approved by me this 23rd day of March, 2026.

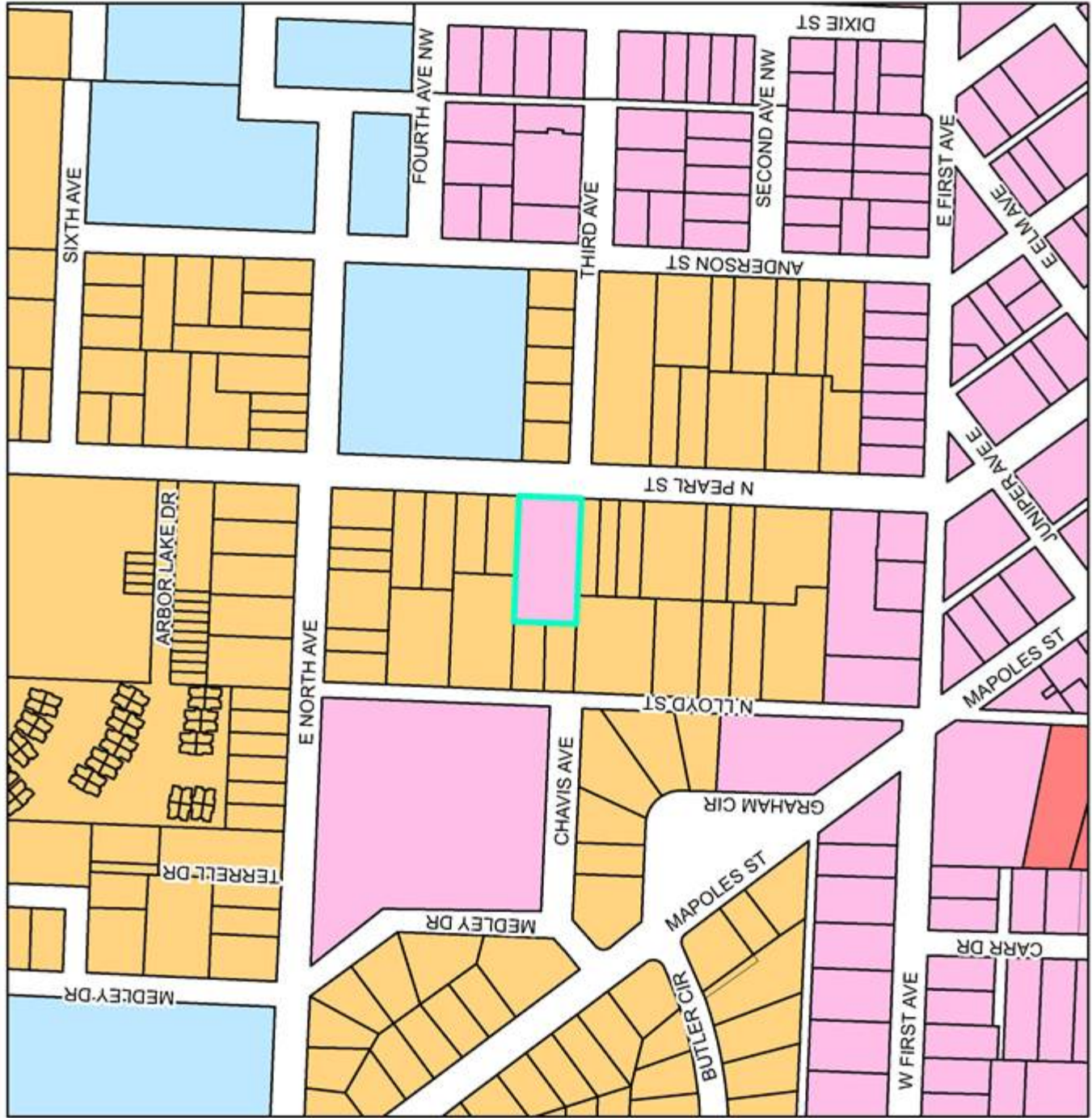
J. B. Whitten
Mayor

Adopted Future Land Use



Legend

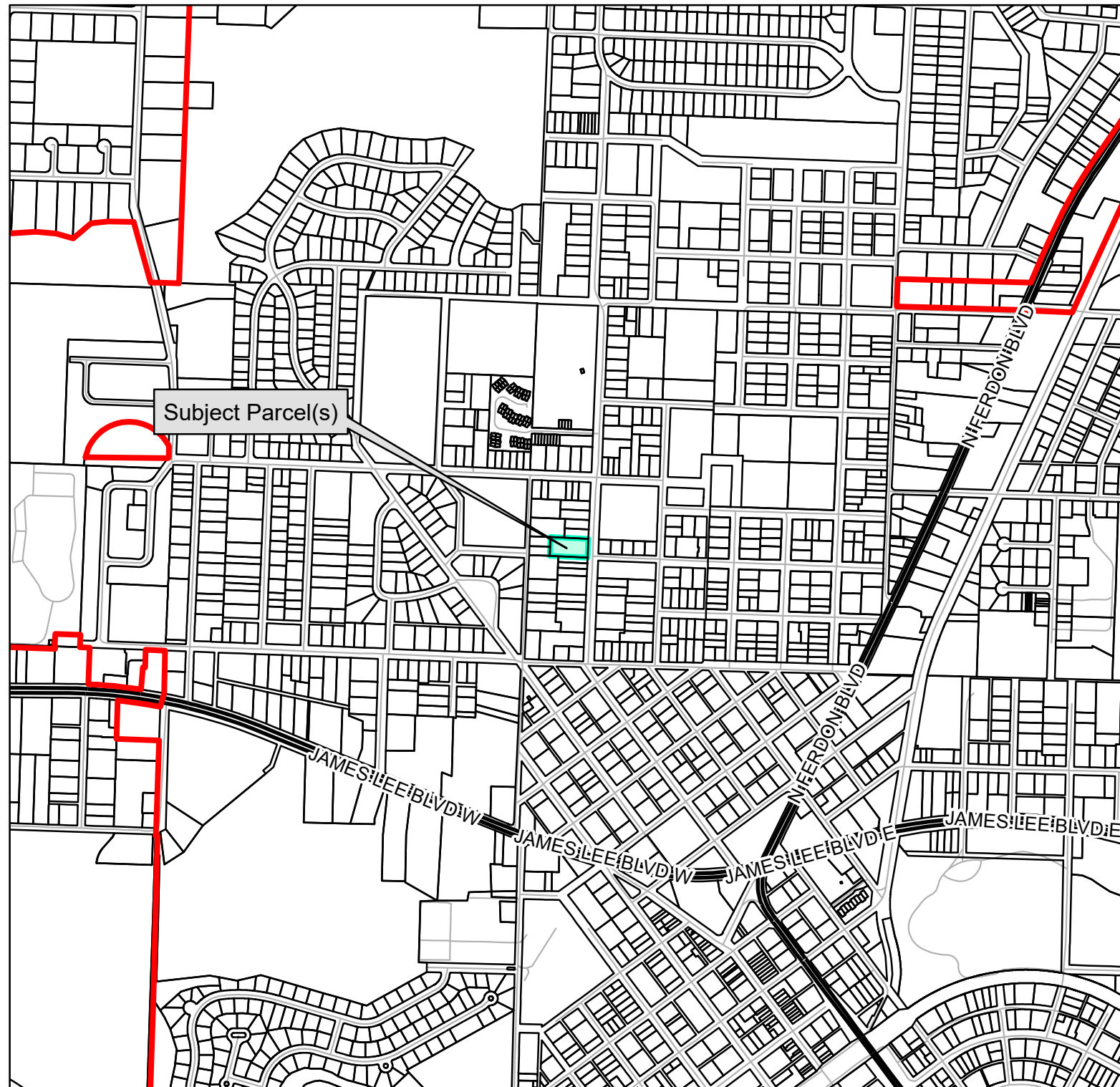
- Subject Parcel
- City Limits
- City Future Land Use**
- Commercial (C)
- Industrial (IN)
- Mixed Use (MU)
- Conservation (CON)
- Public Lands (PL)
- Residential (R)



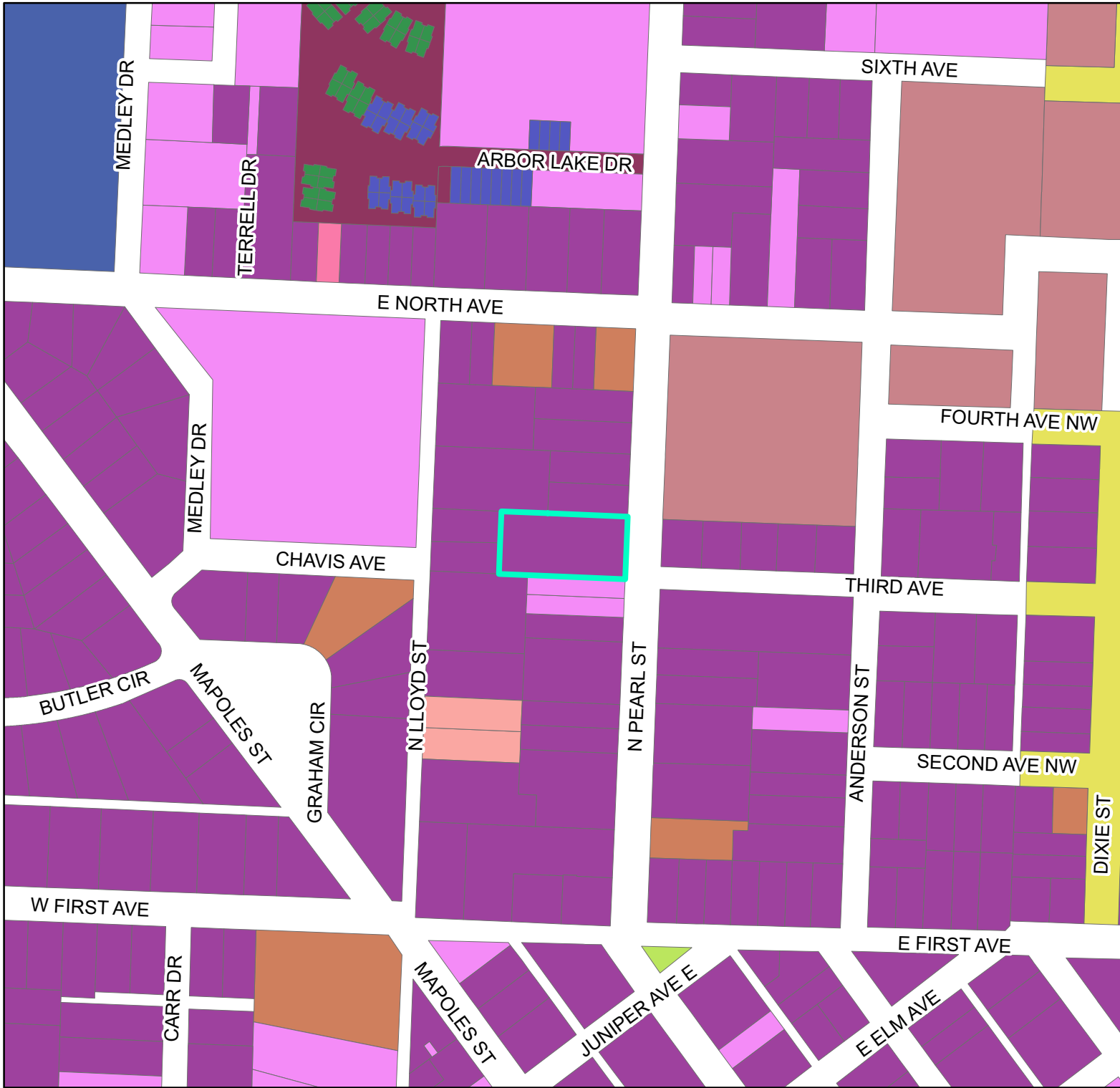
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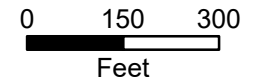
Not to Scale



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

- 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

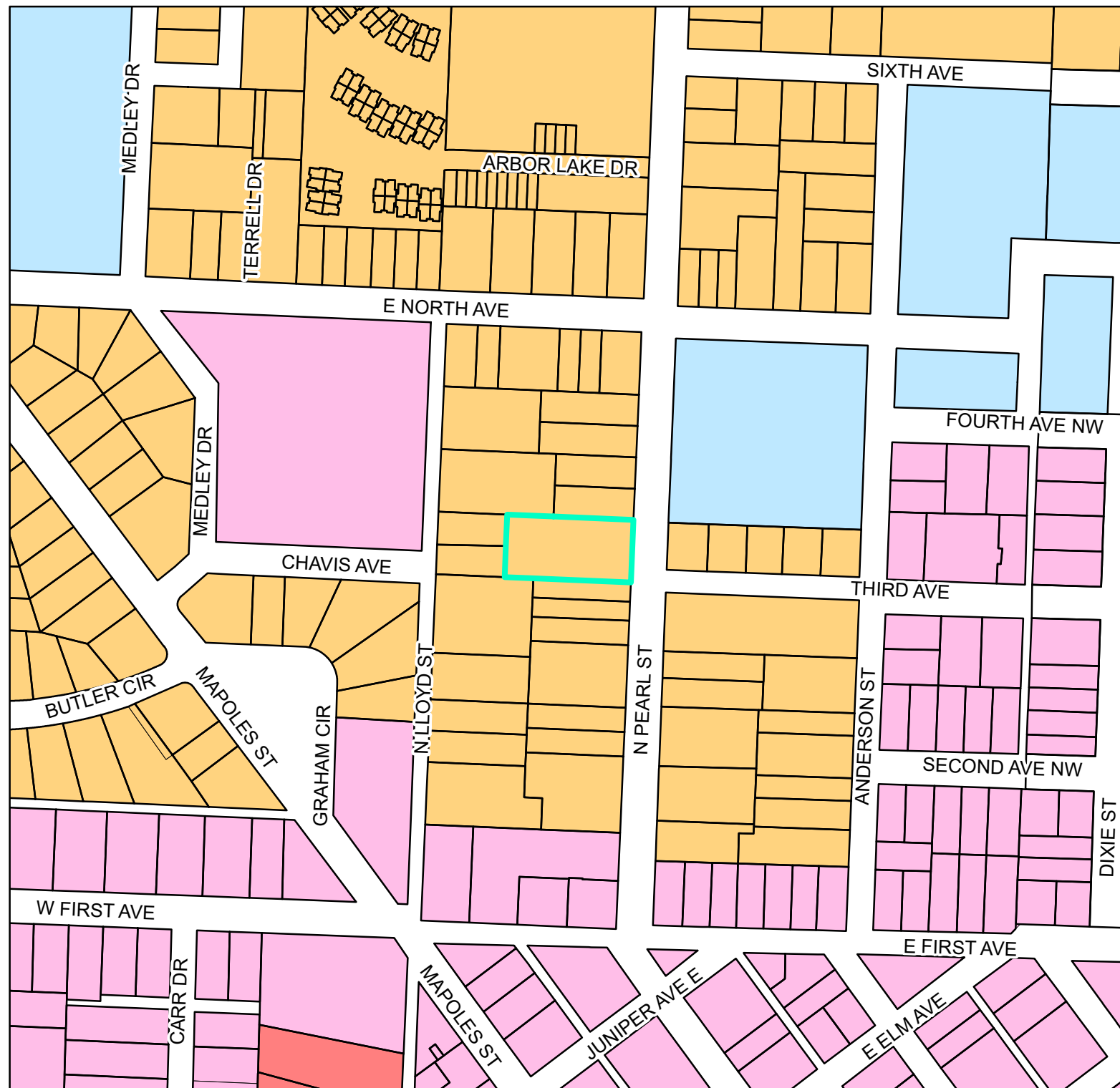
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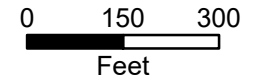
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Feet

Legend

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



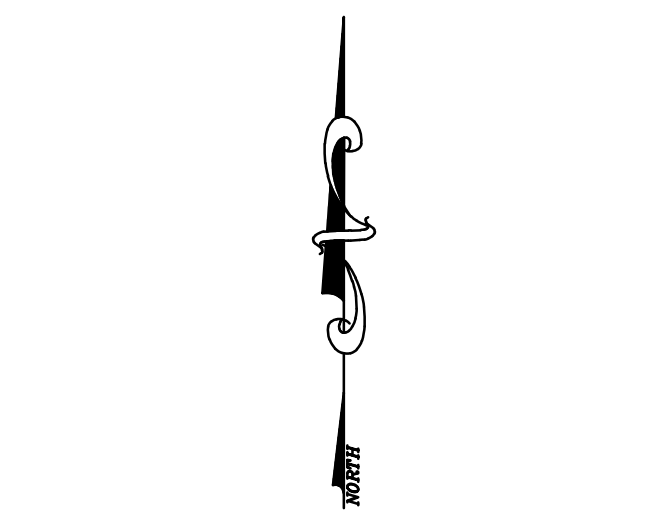
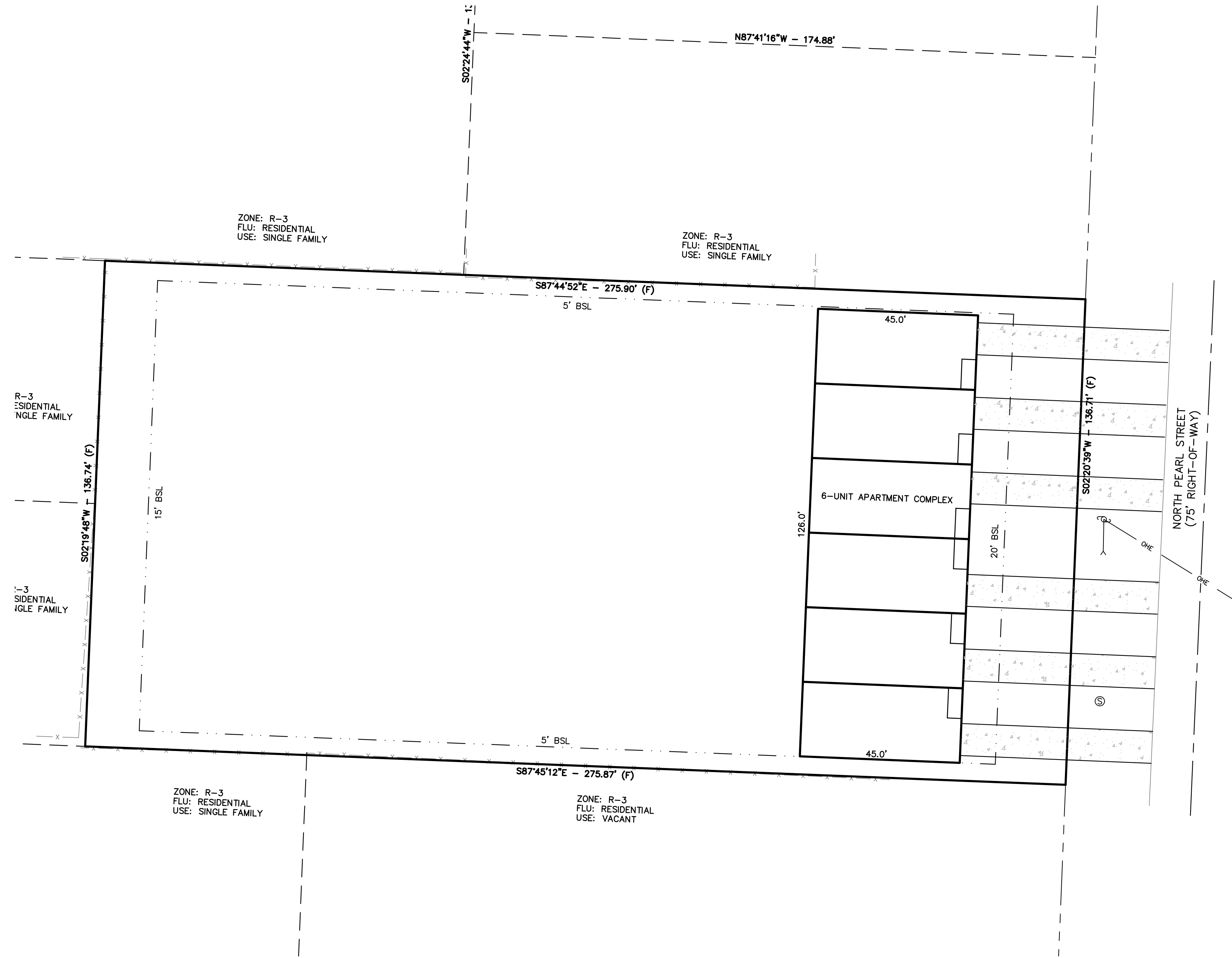
Proposed Future Land Use



Legend

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





- LEGEND**
- ASPHALT
 - CONCRETE
 - SETBACK LINE
 - POWER POLE
 - GUY ANCHOR
 - LIGHT POLE
 - OVERHEAD UTILITY LINE
 - ELECTRICAL BOX
 - TELEVISION BOX
 - TRAFFIC SIGNAL BOX
 - TELEPHONE BOX
 - FENCE
 - TRAFFIC ARROW
 - CENTERLINE
 - SINGLE POLE SIGN
 - DOUBLE POLE SIGN
 - MONITORING WELL

SITE DATA TABLE:

ZONED: xxxxxxxxxxxx
 LAND USE: xxxxxxxxxxxx
 FLOOD ZONE: xxxxxxxxxxxx *
 PARCEL ID #: xxxxxxxxxxxx
 BUILDING SETBACKS:
 REQUIRED: FRONT = xxxxxxxxxxxx
 SIDE = xxxxxxxxxxxx
 REAR = xxxxxxxxxxxx
 BUILDING INFORMATION:
 BUILDING HEIGHT: xxxxxxxxxxxx
 GROSS FLOOR AREA: xxxxxxxxxxxx
 TOTAL UNITS: 6-UNITS
 SITE DENSITY ALLOWED: xxxxxxxxxxxx
 SITE DENSITY PROPOSED: xxxxxxxxxxxx
 TOTAL SITE AREA: 25,541 SF
 IMPERVIOUS AREA ALLOWED: xxxxxxxxxxxx
 IMPERVIOUS AREA PROVIDED: 14,210 SF
 LANDSCAPE AREA REQUIRED: xxxxxxxxxxxx
 LANDSCAPE AREA PROVIDED: xxxxxxxxxxxx
 PARKING SPACES REQUIRED: xxxxxxxxxxxx
 PARKING SPACES PROVIDED: xxxxxxxxxxxx
 * FLOOD ZONE INFORMATION PER FLOOD INSURANCE RATE MAP OF
 xxxxxxxx, FLORIDA, COMMUNITY PANEL NO. xxxxxx xxxx x, DATED
 xx xxxxxxx xxxx.

CHOCTAW ENGINEERING, INC.
 ENGINEERING • ENVIRONMENTAL • SURVEYING
 112 TRUXTON AVENUE
 FORT WALTON BEACH, FLORIDA 32547
 PHONE: 850-862-6611
 FAX: 850-863-8059
 EMAIL: cei@choctaweng.com
 CERTIFICATE OF AUTHORIZATION No. 1582

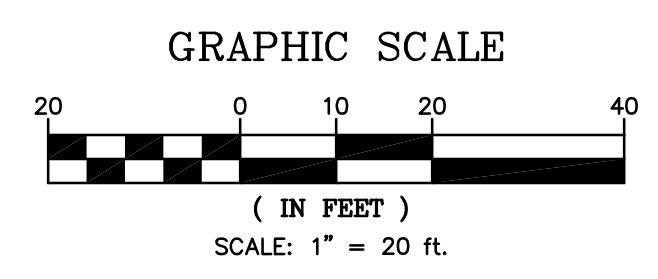
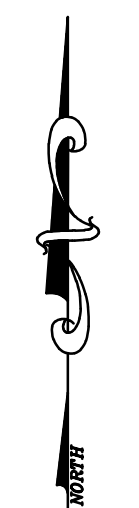
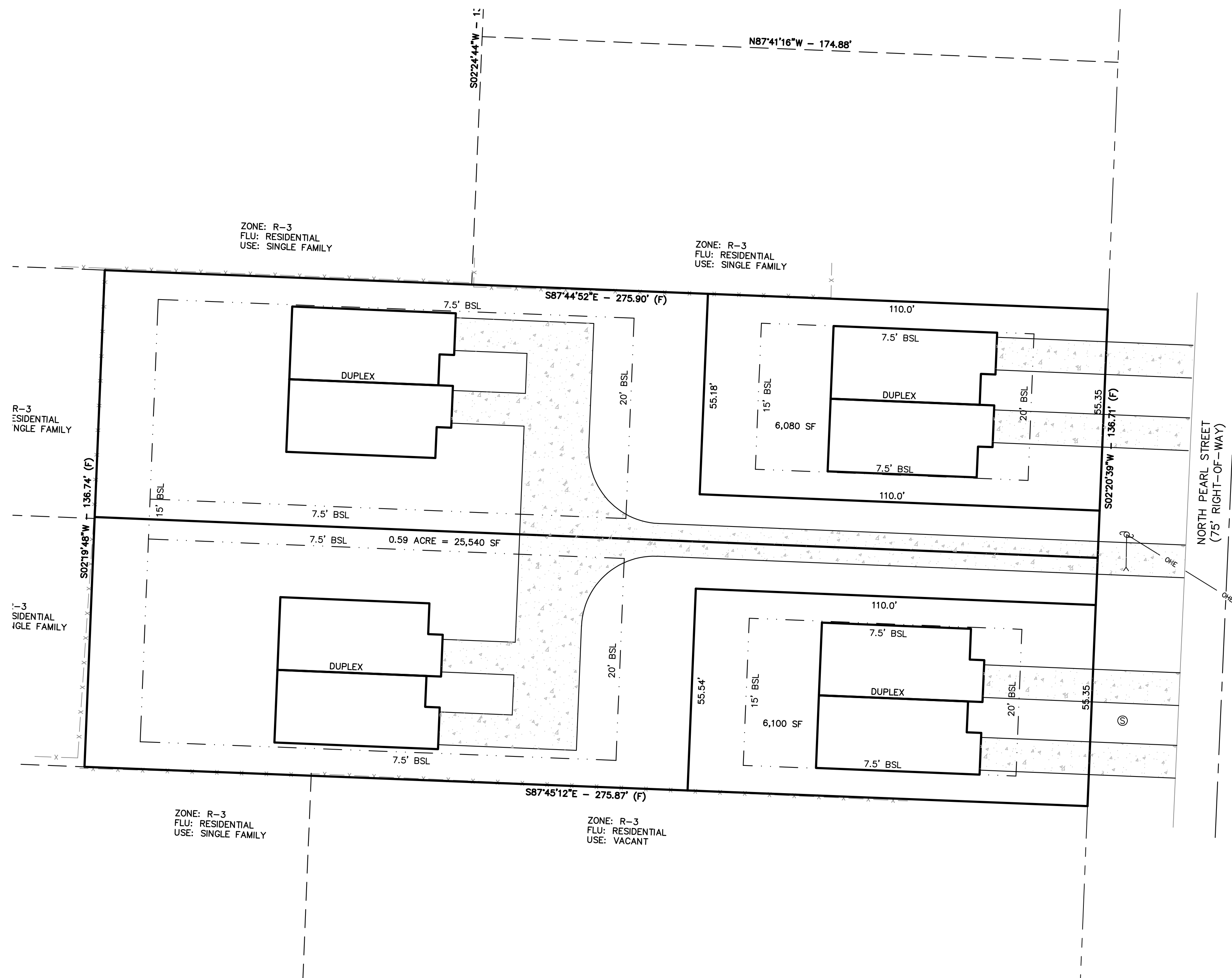
CEI

Revisions:

PEARL STREET
PRELIM SITE PLAN
 Not valid unless bearing Engineer's embossed seal.
 MARK C. SINNER, P.E.
 FL. REG. NO. 48631

Job No.: 2025-126
Date: 24 SEPT 2025
Fl. Vol.: 1"=20'
Scale: 1"=20'
Disk No.: 25126-ENG
Designed: MCS
Drawn: CRG
Checked: MCS
Sheet
1 of 1

THIS SHEET IS THE PROPERTY OF CEI & IS NOT TO BE REPRODUCED WITHOUT WRITTEN CONSENT FROM CEI.



- LEGEND**
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 PARKING SPACES REQUIRED: xxxxxxxxxxxx
 PARKING SPACES PROVIDED: xxxxxxxxxxxx
 * FLOOD ZONE INFORMATION PER FLOOD INSURANCE RATE MAP OF
 xxxxxxxx, FLORIDA, COMMUNITY PANEL NO. xxxxxx xxxxx, DATED
 xx xxxxxxxx xxxxx.

CHOCTAW ENGINEERING, INC.
 ENGINEERING • ENVIRONMENTAL • SURVEYING
 112 TRUXTON AVENUE
 FORT WALTON BEACH, FLORIDA 32547
 PHONE: 850-862-6611
 FAX: 850-863-8059
 EMAIL: cei@choctaweng.com
 CERTIFICATE OF AUTHORIZATION No. 1582

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Staff Report

PLANNING AND DEVELOPMENT
BOARD MEETING DATE: March 2, 2026
TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 02/26/2026
SUBJECT: Affordable Housing Advisory Nominations

BACKGROUND:

Chapter 420 of the Florida Statutes requires the Affordable Housing Advisory Committee (AHAC) meet once per Local Housing Assistance Plan cycle to evaluate incentive strategies and land development regulations and policies.

The statute also contains requirements for members of the committee, one being a member of the Local Planning Agency, which is our Planning and Development Board.

DISCUSSION:

Since the former committee member is no longer on the Planning and Development Board, the board must select a new member to serve on the AHAC.

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.

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

Communication – To engage, inform and educate public and staff.

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.

Safety – Ensure the continuous safety of citizens and visitors.

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

FINANCIAL IMPACT

None

RECOMMENDED ACTION

Staff respectfully requests a motion to nominate a member of the Planning and Development Board to serve on the Affordable Housing Advisory Committee.

Attachments

None



Staff Report

PLANNING AND DEVELOPMENT
BOARD MEETING DATE: March 2, 2026
TYPE OF AGENDA ITEM: Presentation

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 02/26/2026
SUBJECT: Development Report

BACKGROUND:

This is a presentation of development activities that have occurred since the last update.

DISCUSSION:

Development Orders Issued: 12/22/25 – Wawa #5510 – 6,372 square foot convenience store and gas station located on 1.71 acres of property at 1510 S Ferdon Boulevard.

12/22/25 – CJL Homes Office – 2,096 square foot office, located on .053 acres of property at 786 Ninth Avenue.

01/15/26 – Blackwater Ridge Subdivision – 31-lot residential housing development located on approximately 6.45 acres at 4930 Antioch Road.

01/29/26 – Fox Valley Phase 3B – 53-lot residential housing development located on approximately 373.49 acres located at terminus of Traverse Lane.

2/17/26 – Take 5 Oil Change – 1,345 square foot oil change facility located on 0.32 acres at 2547 S Ferdon Boulevard.

Final Plats: No final plats have been approved or recorded since the last update.

New Development Applications: I-10 RV Park – 24-space recreational vehicle park located on 7.31 acres on Live Oak Church Road.

Jones Valley Subdivision – 64-lot residential housing development located on approximately 19 acres at Valley Road and E First Avenue.

Chik-fil-A – 5,033 square foot quick-service restaurant with drive-through, located on 2.23 acres at 1120 Industrial Drive.

Developments in Review: La Quita Del Sol Motel – 12,420 square foot, 4-story, 74-room hotel located on 4.49 acres at 4253 Hugo Lane.

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

Sycamore Court – 38-unit apartment development 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.

Longview Estates – 15-lot subdivision located on approximately 3.25 acres at 669 Long Drive, north of E First Avenue.

Freedom Walk – 474-lot subdivision located on 156 acres located on Old Bethel Road.

Colts Landing – 47-lot subdivision located on approximately 32 acres E Highway 90.

ALGA Brewery – 1283 square foot brewery with 256 square foot covered outdoor seating area and food truck space located on 0.06 acres at 109 S Main Street.

Magnolia Creeks Phase 3 – 52-lot subdivision located on approximately 31 acres south of Steeplechase Drive and west of Magnolia Creeks Phases 1 & 2.

Okaloosa Ophthalmology, Phase II – 10,723 square foot eye surgery center located on 1.9 acres at 100 Price-Gregory Way.

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.

Communication – To engage, inform and educate public and staff.

FINANCIAL IMPACT

None. This item is informational in nature.

RECOMMENDED ACTION

No action required.

Attachments

None