



CITY of CRESTVIEW

PLANNING AND DEVELOPMENT BOARD

PLANNING & DEVELOPMENT BOARD

Regular Meeting

April 6, 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

5.1 Approval for Planning & Development Board Minutes from December, January, February and March.

6 Ordinance on 1st reading/ Public Hearing

6.1 Ordinance 2020 Aplin/Brookmeade Rezoning

7 Ordinances

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

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: April 6, 2026

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 04/02/2026
SUBJECT: Approval for Planning & Development Board Minutes from December, January, February and March.

BACKGROUND:

Draft minutes were distributed before the scheduled 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 minutes from the months of December 2025, January, February and March.

Attachments

1. 03.02.2026 PDB Draft Minutes
2. 02.02.2026 PDB Draft Minutes
3. 12_01_2025_PDB Draft Minutes

ORDINANCE:

**Planning and Development Board
Minutes
March 2, 2026
6:00 PM**

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, Joseph Warren, Larry Medlock, and alternate Robert Bounds. The City Clerk, Natasha Peacock, and staff members were present. Board member Mr. Follmar was not in attendance.

2 Pledge of Allegiance

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

3 Approve Agenda

Chair M. Roy requested that the Board take action to approve the Agenda.

A motion was made by Mr. Warren and seconded by Mr. Medlock to approve the Agenda. Roll Call: Ayes: Michael Roy, Mario Werth, Joseph Warren, Larry Medlock, Robert Bounds. Nays: None. All yeas, motion carried.

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

Dawn Barnes, Planning Administrator, informed the Board of information pertaining to Ordinance 2015. 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 Planning and Development Board recommended approval of the request on January 5, 2026. Ms. Barnes then asked the City Clerk to read Ordinance 2015 by title.

City Clerk Natasha Peacock read Ordinance 2015 by title:

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.

Chair M. Roy asked for action to approve Ordinance 2015 to move to the City Council for approval.

A motion was made by Mr. Medlock and seconded by Mr. Warren to recommend adoption by the City Council of Ordinance 2015. Roll Call: Ayes: Michael Roy, Mario Werth, Joseph Warren, Larry Medlock, Robert Bounds. Nays: None. All yeas, motion carried.

7 Ordinances

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

10.1 Affordable Housing Advisory Nominations

Ms. Barnes, Planning Administrator, informed the Board that according to Chapter 420 of the Florida State Statutes, the Affordable Housing Advisory Committee (AHAC) is required to meet once per 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 Planning and Development Board. Since the former committee members now sit on the City Council, it is now up to this Board to select a member to serve on the AHAC.

Chair M. Roy asked for action.

A brief discussion ensued among the Planning and Development Board members.

A motion was made by Mr. Medlock to nominate Mr. Bounds to serve on the AHAC, seconded by Mr. Warren. Roll Call: Ayes: Michael Roy, Mario Werth, Joseph Warren, Larry Medlock, Robert Bounds. Nays: None. All yeas, motion carried.

11 Director Report

11.1 Development Report

Planning Administrator Ms. Barnes updated the Board on current, issued, and new Development Orders.

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 0.53 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 at the terminus of Traverse Lane.

02/17/26 – 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.

Chick-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 Quinta 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 on Old Bethel Road.

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

ALGA Brewery – 1,283 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.

12 Comments from the Audience

Chair M. Roy asked for comments from the public. There were none.

13 Adjournment

Chair M. Roy adjourned the meeting at 6:06 p.m.

Minutes approved this ___ day of ___, 2026.

Michael Roy, Chair

Natasha S. Peacock
City Clerk CMC
Proper Notice having been duly given

**Planning and Development Board
Minutes
February 2, 2026
6:00 PM**

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, Joseph Warren, Larry Medlock, Mr. Follmar, and alternate Robert Bounds. The City Clerk, Natasha Peacock, and staff members were present.

2 Pledge of Allegiance

The Pledge of Allegiance was led by Chair Roy.

3 Approve Agenda

Chair M. Roy requested that the Board take action to approve the Agenda.

A motion was made by Mr. Warren and seconded by Mr. Follmar to approve the Agenda. Roll Call: Ayes: Michael Roy, Mario Werth, Joseph Warren, Larry Medlock, Brian Follmar. Nays: None. All yeas, motion carried.

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

5.1 Approval for January 5, 2026 Planning and Development Board DRAFT Minutes

Chair M. Roy requested that the Board take action to approve the Consent Agenda.

A motion was made by Mr. Werth and seconded by Mr. Medlock to approve the Consent Agenda. Roll Call: Ayes: Michael Roy, Mario Werth, Brian Follmar, Joseph Warren, Larry Medlock. Nays: None. All yeas, motion carried.

6 Ordinance on 1st reading/ Public Hearing

6.1 Ordinance 2018 Certified Recovery Residences

City Planner Dawn Barnes stated that last year, Florida Statutes Section 397.487 was amended to require municipalities to adopt an ordinance establishing procedures for the review and approval of certified recovery residences within their jurisdictions. The amendments to the Statute include requirements for the ordinance to include a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence. It requires a written application process, a date-stamp of the application upon receipt, and dictates the timelines and conditions related to review and approval of the application.

Ms. Barnes then asked the City Clerk to read Ordinance 2018 by title.

City Clerk Natasha Peacock read Ordinance 2018 by title:

ORDINANCE 2018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CRESTVIEW, FLORIDA; CREATING SECTION 7.05.09 OF THE LAND DEVELOPMENT CODE TO UPDATE PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCE REQUESTS TO COMPLY WITH FLORIDA STATUTES; PROVIDING FOR AUTHORITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Chair M. Roy asked for comments and then asked for action.

A motion was made by Mr. Warren and seconded by Mr. Follmar to approve Ordinance 2018 to move to the City Council for approval. Roll Call: Ayes: Michael Roy, Mario Werth, Joseph Warren, Larry Medlock, Brian Follmar. Nays: None. All yeas, motion carried.

7 Ordinances

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

11 Director Report

12 Comments from the Audience

Chair M. Roy asked for comments from the public. There were none.

13 Adjournment

Chair M. Roy adjourned the meeting at 6:03 p.m.

Minutes approved this __ day of __, 2026.

Michael Roy, Chair

Natasha S. Peacock
City Clerk CMC
Proper Notice having been duly given

**Planning and Development Board
Minutes
December 1, 2025
6:00 PM**

1 Call to Order

Chair M. Roy called the Regular Meeting of the Crestview Planning & 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 absent. The Deputy City Clerk, Natasha Peacock, and staff members were present.

2 Pledge of Allegiance

Chair M. Roy led the Pledge of Allegiance.

3 Approve Agenda

Chair M. Roy requested that the Board take 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 September 2, 2025

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

A motion was made by Mr. Werth and seconded by Mr. Medlock 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

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

11 Director Report

11.1 Director's Report

Mr. Schwendt, Strategic Initiatives Director, informed the board of the current projects and developments since the last meeting.

Development Orders Issued:

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.

DSL Dealership Expansion – An approximately 86,000 square foot dealership expansion for vehicle storage upon a 14.50 acre parcel at 4374 S Ferdon Blvd, across the street from the existing David Scott Lee Buick GMC dealership.

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

Rayburn Court Townhomes – 4-unit townhouse subdivision on approximately 1/3 acre on South Rayburn Street. This is the first submittal that was received since the statute change occurred, requiring administrative approval of plats, and was approved administratively.

New Development Applications:

ALGA Brewery – 1,250 square foot building and associated improvements, including a food trailer space, proposed on approximately 0.6 acres, directly north of Coney Island on Main Street.

CJL Office – 2,000 square foot office on approximately 1/4 acre, at the corner of Texas Parkway and Ninth Avenue.

Take 5 Oil – 1,345 square foot outparcel development at the Crestview Corners shopping center on South Highway 85, adjacent to the Taco Bell.

Blackwater Ridge – 31-unit single-family residential subdivision on 6.45 acres located on Antioch Road across from the golf course.

Magnolia Creeks Phase 3 – 52 lot subdivision on approximately 31 acres, located south of Steeplechase Dr. and west of Magnolia Creeks Phases 1 and 2. Similarly to Phases 1 and 2, this project was applied for as a Planned Unit Development to allow for setback flexibility. The rezoning to the PUD district is projected to go before this board and the City Council in January.

Okaloosa Ophthalmology Phase II – 4,780 square foot eye surgery center proposed on Crosson Street, behind the existing Alabata Eye Clinic.

Additional Developments in Review:

Wawa – 6,372 square foot convenience store and gas station on 1.69 acres on South Highway 85, north of the new Tidal Wave Auto Spa.

Colts Landing – 47-unit single-family subdivision on approximately 23 acres located on east Highway 90.

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.

Other Updates – Mr. Schwendt informed the board regarding the Comprehensive Plan Evaluation and Appraisal update. The state requires Comprehensive Plans to be updated every 7 years to ensure that they are compliant with the latest statutory requirements. The board and council approved the Plan's transmittal to the state, and upon review, the state had a handful of comments. Some were minor amendments to the language of the plan, but it was also necessary to prepare and adopt an updated water supply plan.

Staff has worked with their consultant to prepare the updated water supply plan, and it is nearly ready for adoption. During the preparation of the water supply plan, Senate Bill 180 was passed. A portion of Senate Bill 180 opens municipalities and counties up to potential litigation when land development regulations or policies are adopted that cause an increased burden on developers. As a result, other Comprehensive Plan updates in the State of Florida have been rejected due to this bill. Rejection of the Comprehensive Plan would render the update null-and-void, causing the city to fall back on the previous plan, which would then be considered out of date per the Evaluation and Appraisal process, and put the City in a state of non-compliance with regard to the Comprehensive Plan.

After considering these factors with their consultant, staff determined that the most reasonable way forward would be to request another extension from the state to allow time to review the proposed plan for any policies that could be considered more burdensome for development, and amend them accordingly. The extension has already been approved, and the consultant is already working on reviewing the plan for these potential items. Once this process is complete, the Plan will be brought back to the Planning Board and Council for final adoption.

12 Comments from the Audience

Chair M. Roy asked for comments from the public. There were none.

13 Adjournment

Chair M. Roy adjourned the meeting at 6:20 p.m.

Minutes approved this ___ day of ___, 2026.

Michael E. Roy, Chair

Natasha S Peacock
City Clerk-Interim
Proper Notice having been duly given



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: April 6, 2026

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
 CC: City Manager and City Attorney
 FROM: Community Development Services
 DATE: 04/02/2026
 SUBJECT: Ordinance 2020 Aplin/Brookmeade Rezoning

BACKGROUND:

On February 16, 2026, staff received an application to amend the zoning designation for property located at Aplin Road and Brookmeade Drive.

The subject property is currently located within the city limits of Crestview with a zoning designation of Mixed-Use (MU).

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 2020 on April 13, 2026 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: GOFF JOINT REVOCABLE TRUST
 Parcel ID: 21-3N-23-0000-0017-016F & 21-3N-23-0000-0017-0260
 Site Size: 1.57 acres
 Current FLU: Mixed-Use (MU)
 Current Zoning: Mixed-Use (MU)
 Current Land Use: Vacant

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)	Vacant, Day Care, Multi-Family
East	Mixed-Use (MU), Residential (R)	Mixed-Use (MU), Single and Multi-Family Density Dwelling District (R-3)	Church, Single-Family
South	Residential (R)	Single and Multi-Family Density Dwelling District (R-3)	Single-Family

West	Mixed-Use (MU)	Mixed-Use (MU), Single and Multi-Family Density Dwelling District (R-3)	Townhomes, Single-Family, Vacant
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The subject property is currently vacant, and a development application has not been submitted. Based on the requested zoning designation, the property will be developed for residential 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 March 16, 2026. The property was posted on March 23, 2026. An advertisement ran in the Crestview News Bulletin on March 26, 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 rezoning request were \$750.00. The cost of advertising was \$212.50.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 2020.

Attachments

1. Exhibits - Aplin & Brookmeade

ORDINANCE: 2020

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 1.57 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE MIXED-USE (MU) 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 1.57 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 1.57 acres, more or less, being formerly zoned Mixed-Use (MU), is hereby rezoned to Single and Multi-Family Density Dwelling District (R-3) to wit:

PIN # 21-3N-23-0000-0017-016F

Commence at the point where the West line of the Southwest 1/4 of Section 21, Township 3 North, Range 23 West, Okaloosa County, Florida, intersects with the South Right of Way line of Aplin Road (66.0 feet Right-of-Way) as now exists; thence go North 89 degrees 50 minutes 30 seconds East 175 feet to the South Right-of-Way of Brookmeade Road; thence South 00 degrees 14 minutes 30 seconds West 90.51 feet to the Point of Beginning; thence continue South 00 degrees 14 minutes 30 seconds West 195 feet to the Northwest corner of Lot 24, Block C, South Pointe Estates; thence North 72 degrees East 132.5 feet; thence North 00 degrees 14 minutes 30 seconds West 155.0 feet; thence North 89 degrees 51 minutes 23 seconds West 125.14 feet to the Point of Beginning.

PIN # 21-3N-23-0000-0017-0260

Commence at the Northeast corner of Lot 24, Block C, SOUTH POINTE ESTATES, as recorded in Plat Book 11 Page 85 of the Public Records of Okaloosa County, Florida; thence proceed North 71 deg. 15' 30" East a distance of 60.53 feet to the Point of Beginning; thence continue North 71 deg. 45' 30" East, a distance of 97.59 feet; thence proceed North 49 deg. 40' 40" East a distance of 272.83 feet; thence proceed North 00 deg. 10' 39" East a distance of 40.00 feet to the Southerly right of way line of Aplin Road; thence proceed North 89 deg. 50' 30" West, a distance of 299.78 feet; thence departing said right of way line, proceed South 00 deg. 14'30" West a distance of 247.92 feet to the Point of Beginning of the parcel herein described.

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. This ordinance shall be effective immediately.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 27th day of April, 2026.

ATTEST:

Natasha Peacock
City Clerk

Approved by me this 27th day of April, 2026.

J. B. Whitten
Mayor

Adopted Zoning



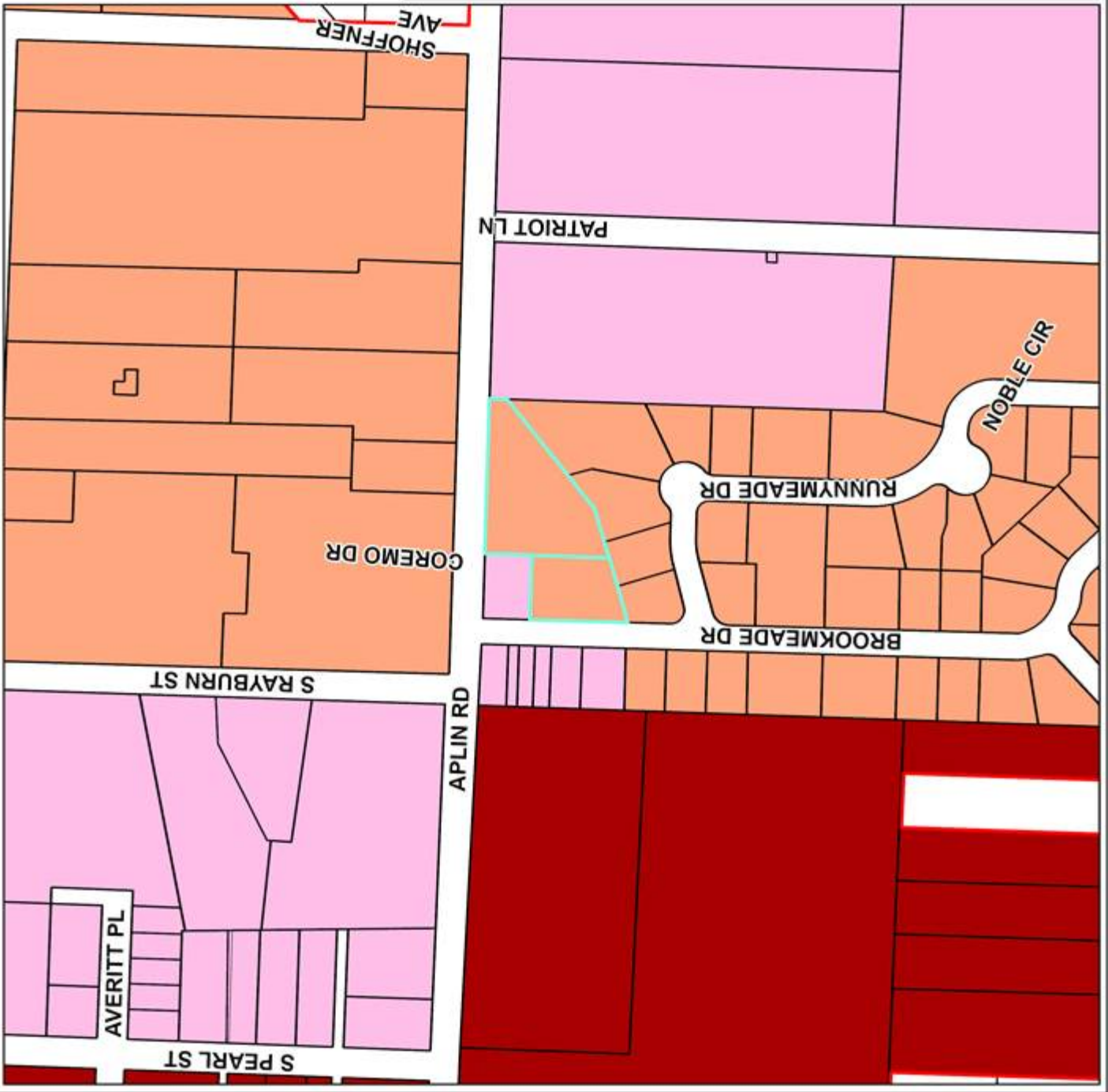
Legend

- Subject Parcels
- City Limits

Zoning

City Zoning

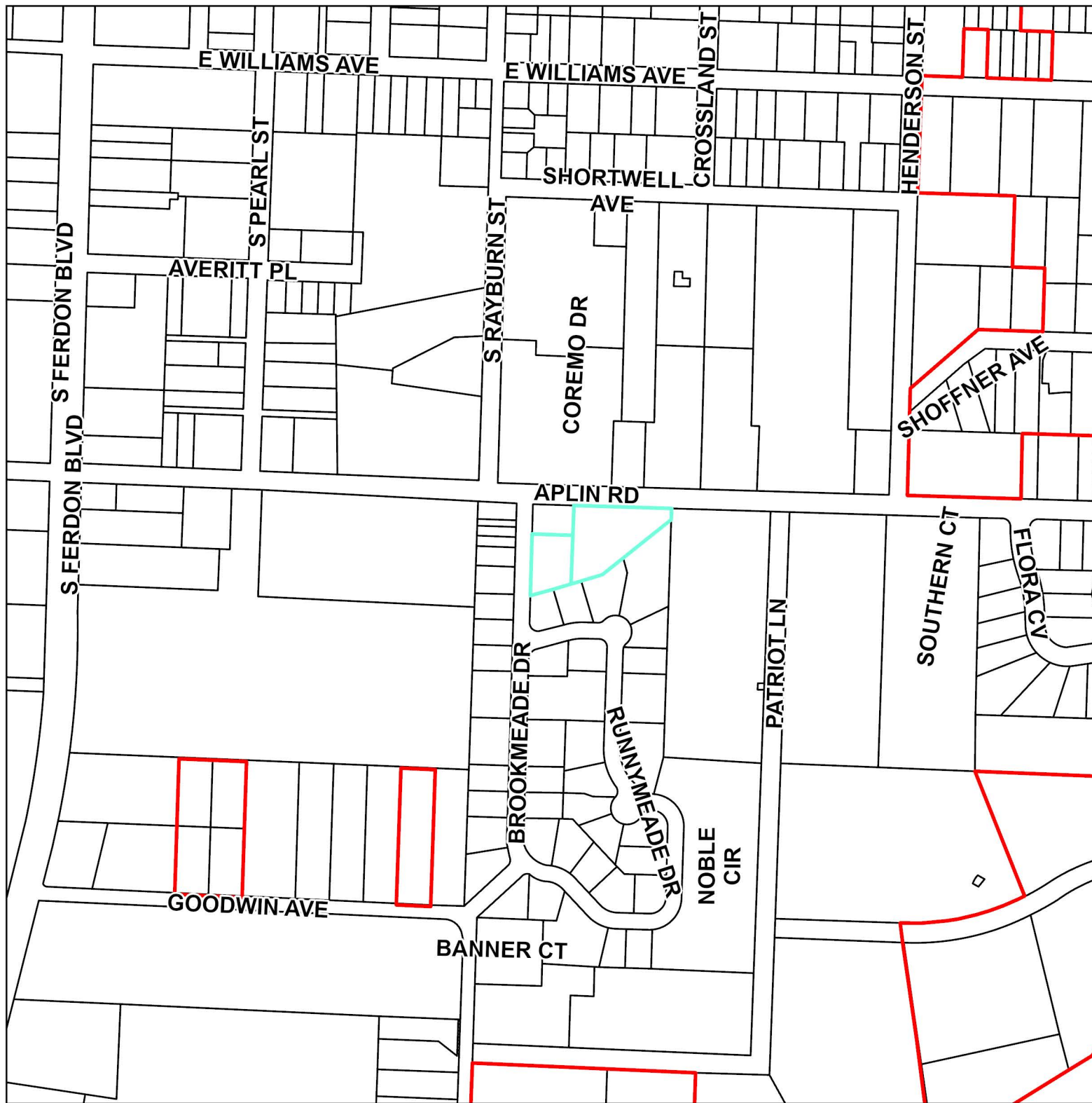
- Single Family Estate Dwelling District (R-1E)
- Single Family Low Density District (R-1)
- Single Family Medium Density District (R-2)
- Single and Multi-Family Dwelling District (R-3)
- Mixed Use (MU)
- Commercial (C-1)
- Commercial (C-2)
- Industrial (IN)
- Public Lands (P)
- Conservation (E)
- Planned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



Vicinity Map



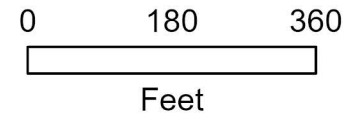
Not to Scale



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 Page 18 of 23

Existing Use





N

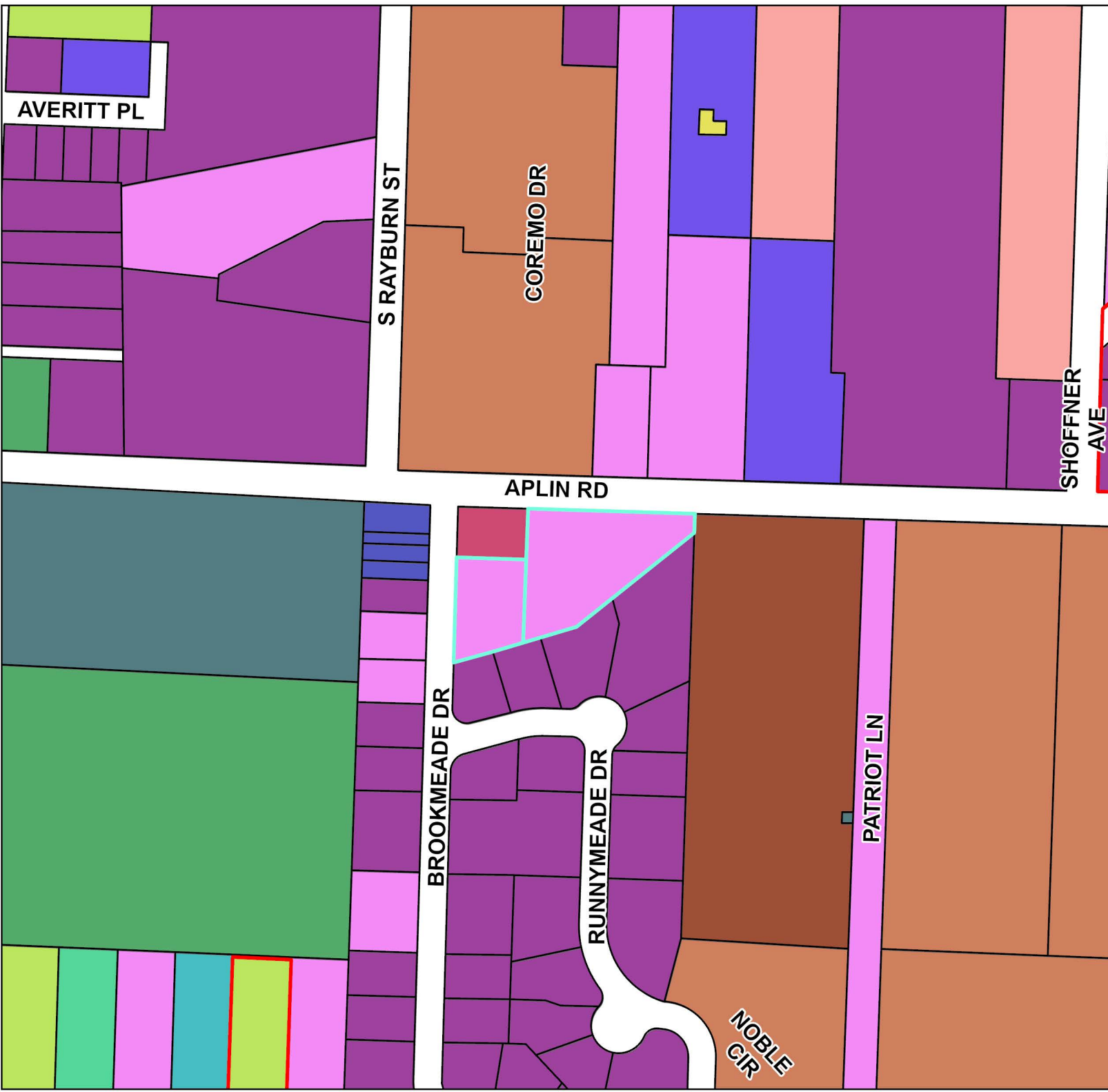


Legend

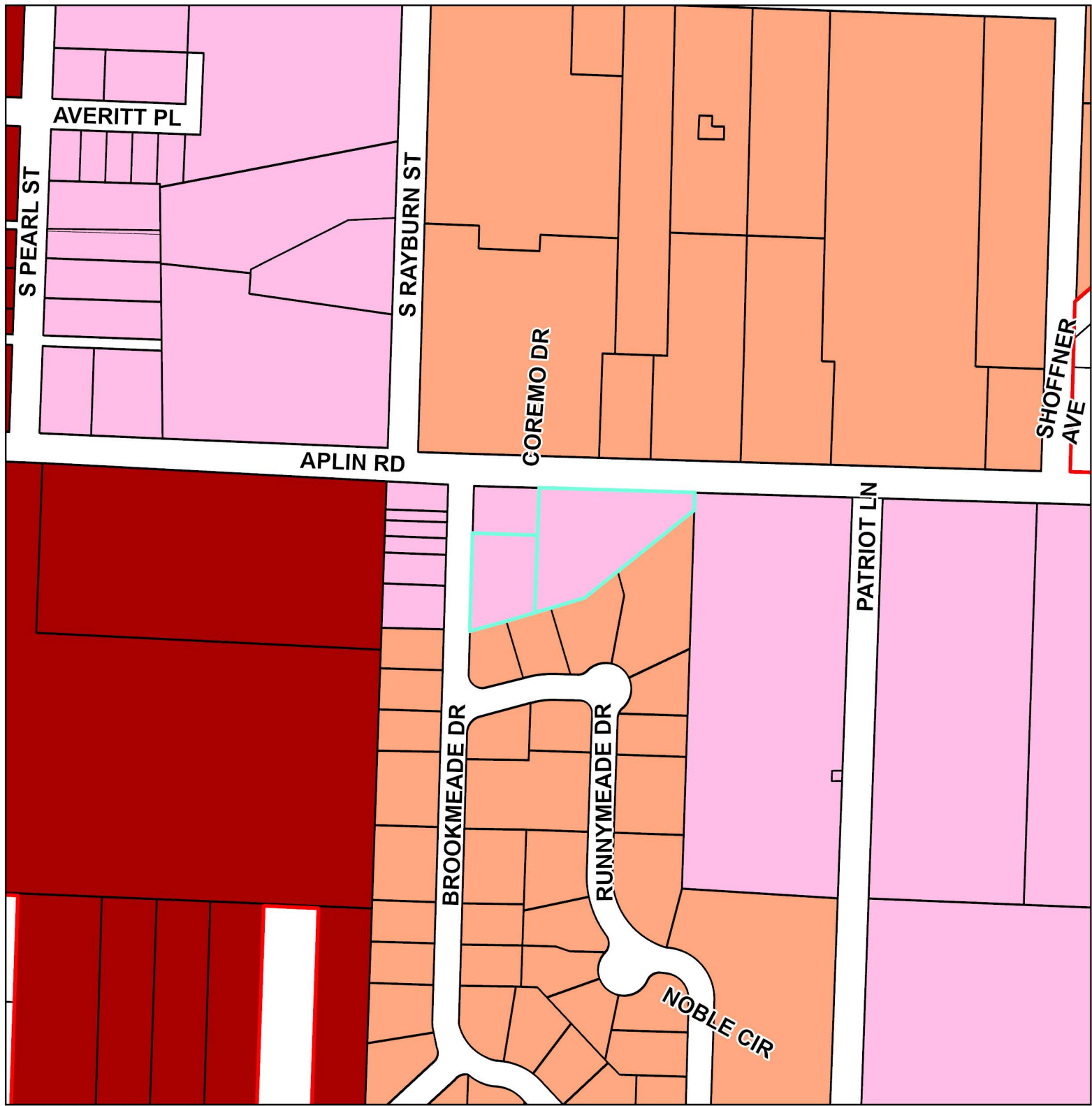
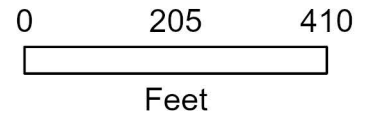
-  Subject Parcels
-  City Limits

Use Description














-  CHURCHES
-  MFR HOME
-  MOBILE HOME
-  MULTI-FAMILY
-  MUNICIPAL
-  OFFICE BUILDINGS
-  PRVT SCHL/DAY CARE
-  SFR/TOWNHOUSE
-  SINGLE FAMILY
-  STORAGE/OFFICE
-  UTILITIES
-  VACANT
-  VACANT COMMERCIAL
-  WAREHOUSE-STORAGE



Current Zoning

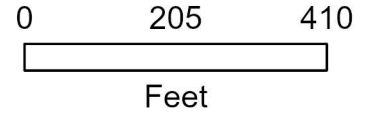


Legend

-  Subject Parcels
 -  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)

Proposed Zoning

N



Legend

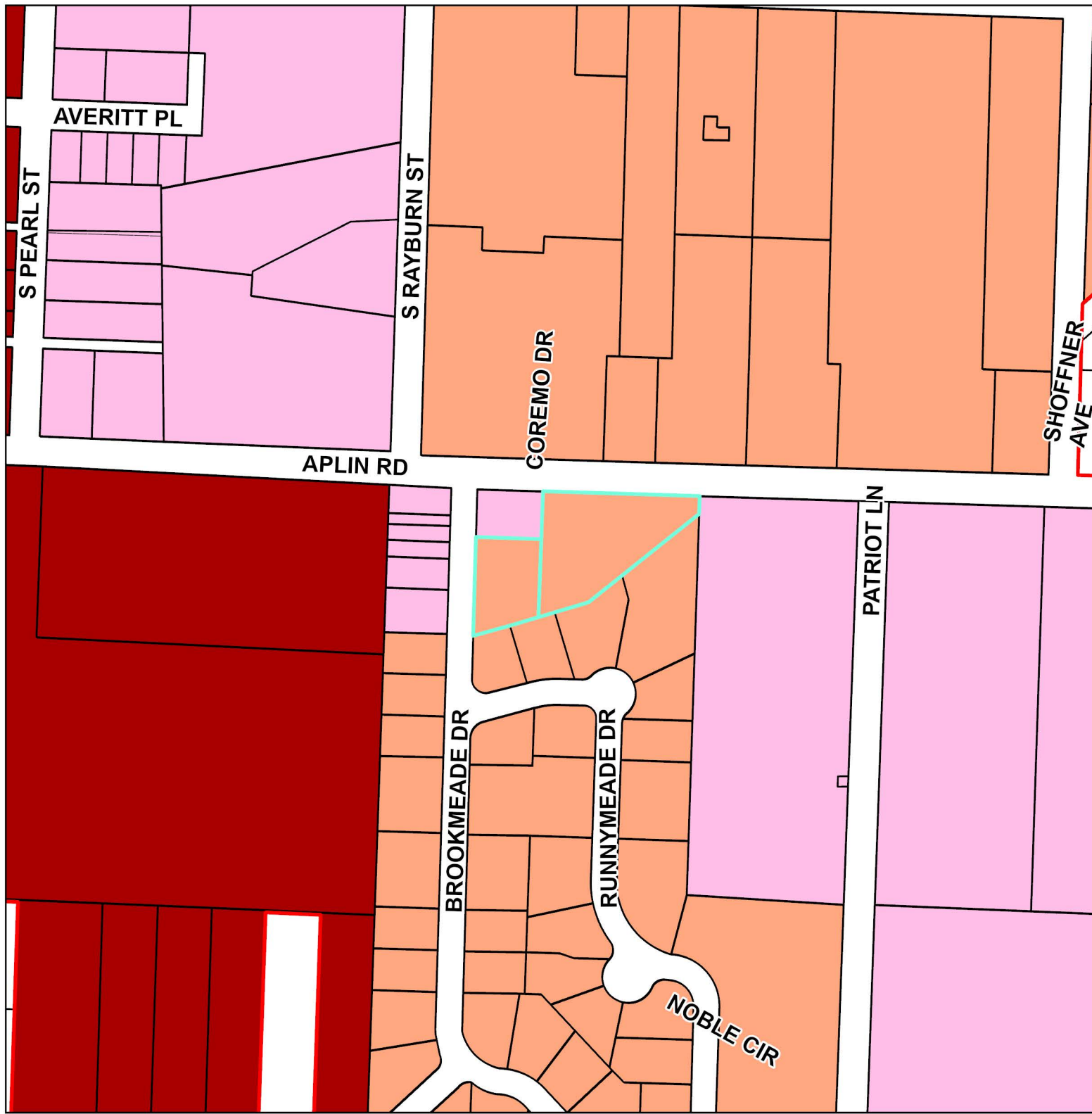
Subject Parcels

City Limits

Zoning

City Zoning

- Single Family Estate Dwelling District (R-1E)
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- Public Lands (P)
- Conservation (E)
- Planned Unit Development (PUD)





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: April 6, 2026

TYPE OF AGENDA ITEM: Presentation

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 04/02/2026
SUBJECT: Development Report

BACKGROUND:

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

DISCUSSION:

- Development Orders Issued:**
- 7/15/25 – Freedom Walk – 474-lot subdivision located on 156 acres located on Old Bethel Road.
 - 10/6/25 – Longview Estates – 15-lot subdivision located on approximately 3.25 acres at 669 Long Drive, north of E First Avenue.
 - 3/26/26 – La Quita Del Sol Motel – 12,420 square foot, 4-story, 74-room hotel located on 4.49 acres at 2723 Hugo Lane.
 - 3/31/26 – Adams Sanitation DO Amendment – Solid waste transfer station located at 5500 Arena Road.
- Final Plats:** No final plats have been approved or recorded since the last update.
- New Development Applications:** No new development applications received since the last update.
- Developments in Review:**
- 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.
 - Chik-fil-A – 5,033 square foot quick-service restaurant with drive-through, located on 2.23 acres at 1120 Industrial Drive.
 - Colts Landing – 47-lot subdivision located on approximately 32 acres E Highway 90.
 - 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.

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.

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.

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