



# CITY of CRESTVIEW

## PLANNING AND DEVELOPMENT BOARD

June 1, 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 of the minutes for the April 6, 2026, Planning and Development Board Meeting.

6 **Ordinance on 1st reading/ Public Hearing**

6.1 Ordinance 2021 Antioch Road Comp Plan Amendment

6.2 Ordinance 2022 Antioch Road Rezoning

6.3 Ordinance 2023 Live Oak Church Road Annexation

6.4 Ordinance 2024 Live Oak Church Road Comp Plan Amendment

6.5 Ordinance 2025 Live Oak Church Road Rezoning

7 **Ordinances**

8 **Final Plats and PUDS**

9 **Special Exceptions, Variances, Vacations and Appeals**

10 **Action Items**

11 **Director Report**

12 **Comments from the Audience**

13 **Adjournment**

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



# Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: June 1, 2026

TYPE OF AGENDA ITEM: Action Item

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TO: Planning and Development Board  
CC: City Manager and City Attorney  
FROM: Community Development Services  
DATE: 05/28/2026  
SUBJECT: Approval of the minutes for the April 6, 2026, Planning and Development Board Meeting.

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## **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 approval of the minutes for the April 6, 2026, Planning and Development Board Meeting.

## **Attachments**

1. 04.06.2026 Planning & Development Board Draft

**ORDINANCE:**

**Planning and Development Board  
Minutes Draft  
April 6, 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: Joseph Warren, Larry Medlock, Mr. Follmar and alternate Josh Molyneux. The City Clerk, Natasha Peacock, and staff members were present. Mr. Bounds and Mr. Werth were not in attendance.

**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. Follmar and seconded by Mr. Medlock to approve the Agenda.  
Roll Call: Ayes: Michael Roy, 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 Planning & Development Board Minutes from December, January, February and March.

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

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

Roll Call: Ayes: Michael Roy, Brian Follmar, Joseph Warren, Larry Medlock. Nays: None. All yeas, motion carried.

**6 Ordinance on 1st reading/ Public Hearing**

**6.1** Ordinance 2020 Aplin/Brookmeade Rezoning

Planning Administrator Dawn Barnes informed the Board that 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 rezoning request will be presented to City Council via Ordinance 2020 on April 13, 2026 for the first reading. 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 rezoning request 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.

Dawn Barnes, Planning Administrator, then asked the City Clerk to read Ordinance 2020 by title.

City Clerk Natasha Peacock proceeded to read Ordinance 2020 by title.

**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.**

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

A motion was made by Mr. Follmar and seconded by Mr. Medlock to approve Ordinance 2020 to move to the City Council for approval.

Roll Call: Ayes: Michael Roy, 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**

11. Development Report

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.

**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 6:14 p.m.

Minutes approved this \_\_ day of \_\_, 2026.

\_\_\_\_\_  
Michael Roy, Chair

\_\_\_\_\_  
Natasha S. Peacock  
City Clerk CMC

*Proper Notice having been duly given*

DRAFT



# Staff Report

PLANNING AND DEVELOPMENT  
BOARD MEETING DATE: June 1, 2026  
TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board  
CC: City Manager and City Attorney  
FROM: Community Development Services  
DATE: 05/28/2026  
SUBJECT: Ordinance 2021 Antioch Road Comp Plan Amendment

## **BACKGROUND:**

On April 20, 2026, staff received an application to amend the comprehensive plan and zoning designations for property located on Antioch Road.

The subject property is currently located within the city limits of Crestview with future land use designations of Commercial (C) and Residential (R). and zoning designations of Commercial High-Intensity District (C-2) and Single-Family Medium-Density Dwelling District (R-2).

The application requests the Commercial (C) future land use designation for the portion of the property that has a future land use designation of Residential (R).

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 2021 on June 8, 2026 for the first reading.

## **DISCUSSION:**

The property description is as follows:

Property Owner: Fort Walton Beach Medical  
Parcel ID: 36-3N-24-0000-0002-0050  
Site Size: 30.9 acres  
Current FLU: Commercial (C) and Residential (R)  
Current Zoning: Commercial High-Intensity District (C-2) and Single-Family Medium-Density Dwelling District (R-2)  
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	None (Interstate-10)	None (Interstate-10)	Interstate
East	Conservation (C) and Residential (R)	Conservation (E) and Single-Family Medium-Density Dwelling District (R-2)	Residential (Common Area)
South	Residential (R)	Single-Family Medium-Density Dwelling District (R-2)	Residential

West	Commercial (C) and Residential (R)	Commercial High-Intensity District (C-2) and Single-Family Medium-Density Dwelling District (R-2)	Vacant
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The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property will be developed for commercial use.

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on May 11, 2026. The property was posted on May 18, 2026. An advertisement ran in the Crestview News Bulletin on May 21, 2026.

Staff received an emailed response to the mailed notices, which is attached to this staff report.

**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 were \$2,500.00. The cost of advertising was \$242.50.

**RECOMMENDED ACTION**

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 2021.

## **Attachments**

1. Exhibits - Antioch Rd
2. Mailing Response - Mr. Snow

**ORDINANCE: 2021**

**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 COMMERCIAL (C) ON THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY WITH THE CURRENT FUTURE LAND USE OF RESIDENTIAL (R), IN SECTION 36, TOWNSHIP 3 NORTH, RANGE 24 WEST; PROVIDING FOR FUTURE LAND USE MAP AMENDMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

- A. This amendment will promote compact, orderly development and discourage urban sprawl; and
- B. A public hearing has been conducted after "due public notice" by the Crestview Planning Board sitting as the Local Planning Agency with its recommendations reported to the City Council; and
- C. A public hearing has been conducted by the City Council after "due public notice"; and
- D. This amendment involves changing the future land use designation from Residential (R) to Commercial (C) on that portion of the following described property with the current future land use of Residential (R), 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 that portion of the following described parcel, containing approximately 30.9 acres of land, more or less, with the current future land use of Residential (R), from Residential (R) to Commercial (C). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 30.9 acres, more or less, is known as Parcel 36-3N-24-0000-0002-0050 and commonly described as:

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER, SECTION 36, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AND CAP (LB 6605) MARKING THE NORTHWEST CORNER OF ROLLING RIDGE SUBDIVISION AS SHOWN IN PLAT BOOK 23, PAGES 14 THROUGH 21, PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE, ALONG THE WEST LINE OF SAID SUBDIVISION, THENCE SOUTH 01° 45' 57" WEST,

1636.23 FEET TO A 1/2" IRON ROD & CAP PRM (LB 7927), ALSO BEING THE NORTHEAST CORNER OF TAYLOR FARMS SUBDIVISION AS SHOWN IN PLAT BOOK 26, PAGES 94 AND 95, PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE, CONTINUE ALONG THE NORTH LINE OF SAID TAYLOR FARMS SUBDIVISION THE FOLLOWING COURSES: NORTH 88° 11' 10" WEST, 178.34 FEET TO A 1/2" IRON ROD & CAP PRM (LB 7927); THENCE, NORTH 53° 15' 06" WEST, 165.81 FEET TO A 1/2" IRON ROD & CAP PRM (LB 7927); THENCE NORTH 55° 26' 20" WEST, 60.40 FEET TO A 1/2" IRON ROD & CAP PRM (LB 7927); THENCE NORTH 53° 54' 02" WEST, 84.54 FEET TO A 1/2" IRON ROD & CAP PRM (LB 7927); THENCE NORTH 19° 42' 05" WEST, 157.02 FEET TO A 1/2" IRON ROD & CAP PRM (LB 7927); THENCE NORTH 43° 49' 26" WEST, 120.37 FEET TO A 1/2" IRON ROD & CAP PRM (LB 7927); THENCE, ALONG THE WEST LINE OF LOT 11, BLOCK "A" OF SAID TAYLOR FARMS SUBDIVISION, SOUTH 50° 46' 20" WEST, 181.46 FEET TO A 5/8" IRON ROD AND CAP (LB 6605) TO THE NORTHERLY RIGHT-OF-WAY LINE OF LILLIAN WAY, AS SHOWN ON SAID TAYLOR FARMS SUBDIVISION PLAT MARKED BY A 5/8" IRON ROD AND CAP (LB 6605); THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 39° 14' 48" WEST, 119.98 FEET TO A 1/2" IRON ROD & CAP PRM (LB 7927); THENCE, DEPARTING SAID LILLIAN WAY RIGHT-OF-WAY LINE, NORTH 86° 26' 37" WEST, 90.68 FEET TO THE WEST RIGHT-OF-WAY LINE OF CROFT CIRCLE AS SHOWN ON SAID TAYLOR FARMS SUBDIVISION PLAT, MARKED BY A 1/2" IRON ROD & CAP PRM (LB 7927); THENCE, ALONG SAID CROFT CIRCLE RIGHT-OF-WAY, SOUTH 30° 39' 58" WEST, 52.47 FEET TO A 1/2" IRON ROD & CAP PRM (LB 7927) TO THE NORTH LINE OF LOT 12 OF BLOCK "B" OF SAID TAYLOR FARMS SUBDIVISION; THENCE, ALONG SAID LINE OF LOT 12 BLOCK "B", NORTH 59° 23' 43" WEST, 109.99 FEET TO A 5/8" IRON ROD AND CAP (LB 6605); THENCE, ALONG THE WEST LINE OF LOT 12, 11 AND 10 OF BLOCK "B" AS SHOWN ON TAYLOR FARMS SUBDIVISION, SOUTH 30° 35' 12" WEST, 220.93 FEET TO A 1/2" IRON ROD & CAP PRM (LB 7927) TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 4, ANTIOCH ROAD AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, FINANCIAL PROJECT NUMBER 4079185; THENCE, ALONG SAID COUNTY ROAD NUMBER 4, ANTIOCH ROAD RIGHT-OF-WAY, SOUTH 30° 35' 12" WEST, 2.22 FEET TO A 5/8" IRON ROD AND CAP (LB 6605), ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF P.J. ADAMS PARKWAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, FINANCIAL PROJECT NUMBER 4079185; THENCE, FOLLOWING THE COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF P.J. ADAMS PARKWAY: NORTH 01° 59' 23" EAST, 169.86 FEET TO A 5/8" IRON ROD AND CAP (LB 6605); THENCE, SOUTH 88° 09' 17" EAST, 60.00 FEET TO A 5/8" IRON ROD AND CAP (LB 6605); THENCE, NORTH 01° 53' 57" EAST, 990.06 FEET TO A 60D NAIL AND DISC, SAID POINT BEING THE NORTHEAST CORNER OF THE P.J. ADAMS PARKWAY RIGHT-OF-WAY LINE AND THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 8 (INTERSTATE-10) AS SHOWN IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, FINANCIAL PROJECT NUMBER 4079185; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 8 (INTERSTATE-10) THE FOLLOWING COURSES: NORTH 75° 37' 26" EAST, 642.63 FEET TO A 5/8" IRON ROD AND CAP (LB 6605); THENCE, NORTH 79° 40' 21" EAST, 392.31 FEET TO A 5/8" IRON ROD AND CAP (LB 6605); THENCE, NORTH 66° 26' 51" EAST, 55.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,346,163 SQUARE FEET OR 30.9 ACRES, MORE OR LESS.

The Commercial (C) Future Land Use Category is hereby imposed on that portion of Parcel 36-3N-24-0000-0002-0050 with the current future land use of Residential (R). 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 36-3N-24-0000-0002-0050 thereon.

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

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

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

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

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

Passed and adopted on second reading by the City Council of Crestview, Florida on the 22nd day of June, 2026.

ATTEST:

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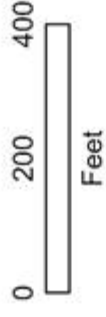
Natasha Peacock  
City Clerk

Approved by me this 22nd day of June, 2026.

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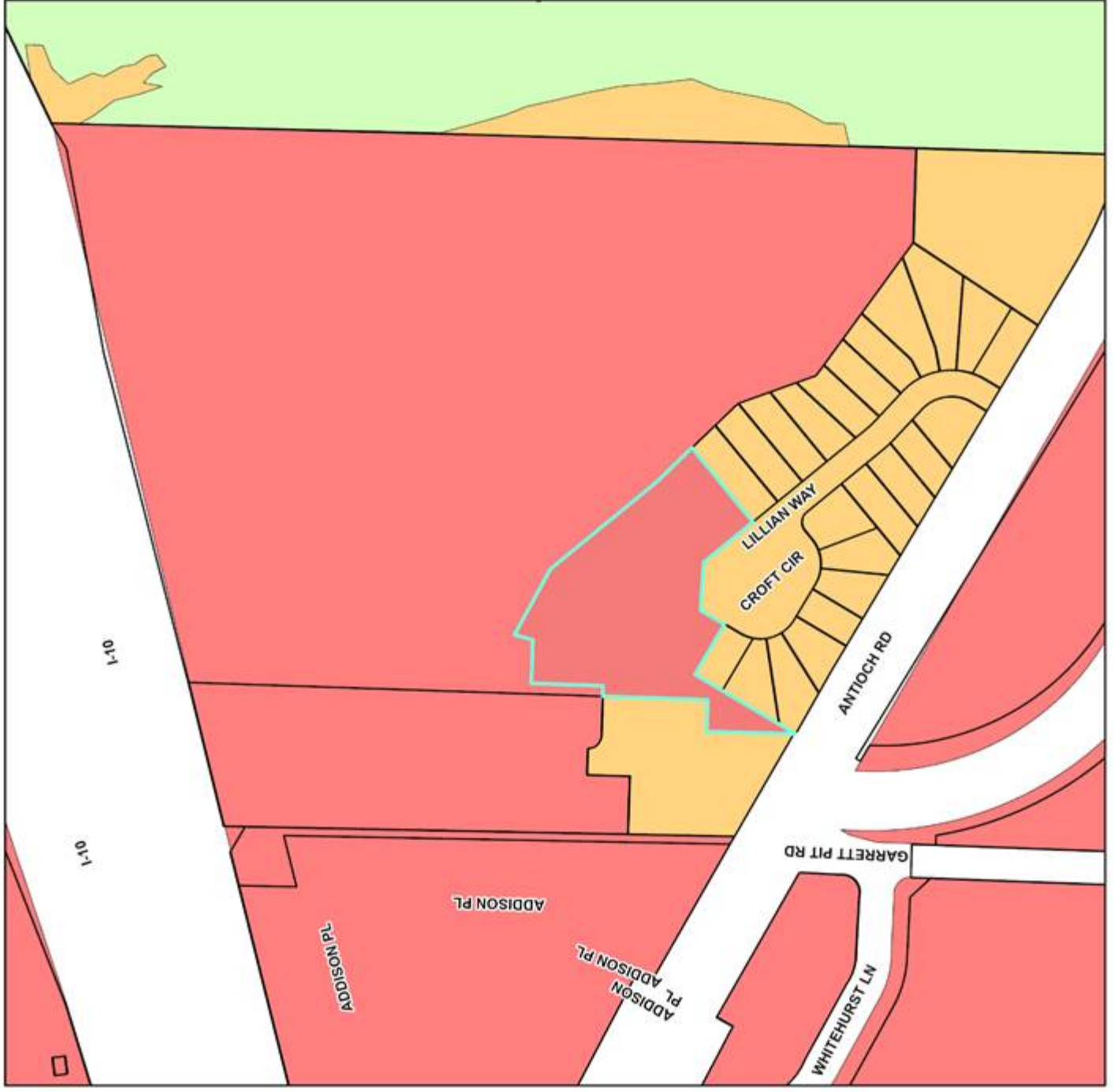
J. B. Whitten  
Mayor

# Adopted Future Land Use



**Legend**

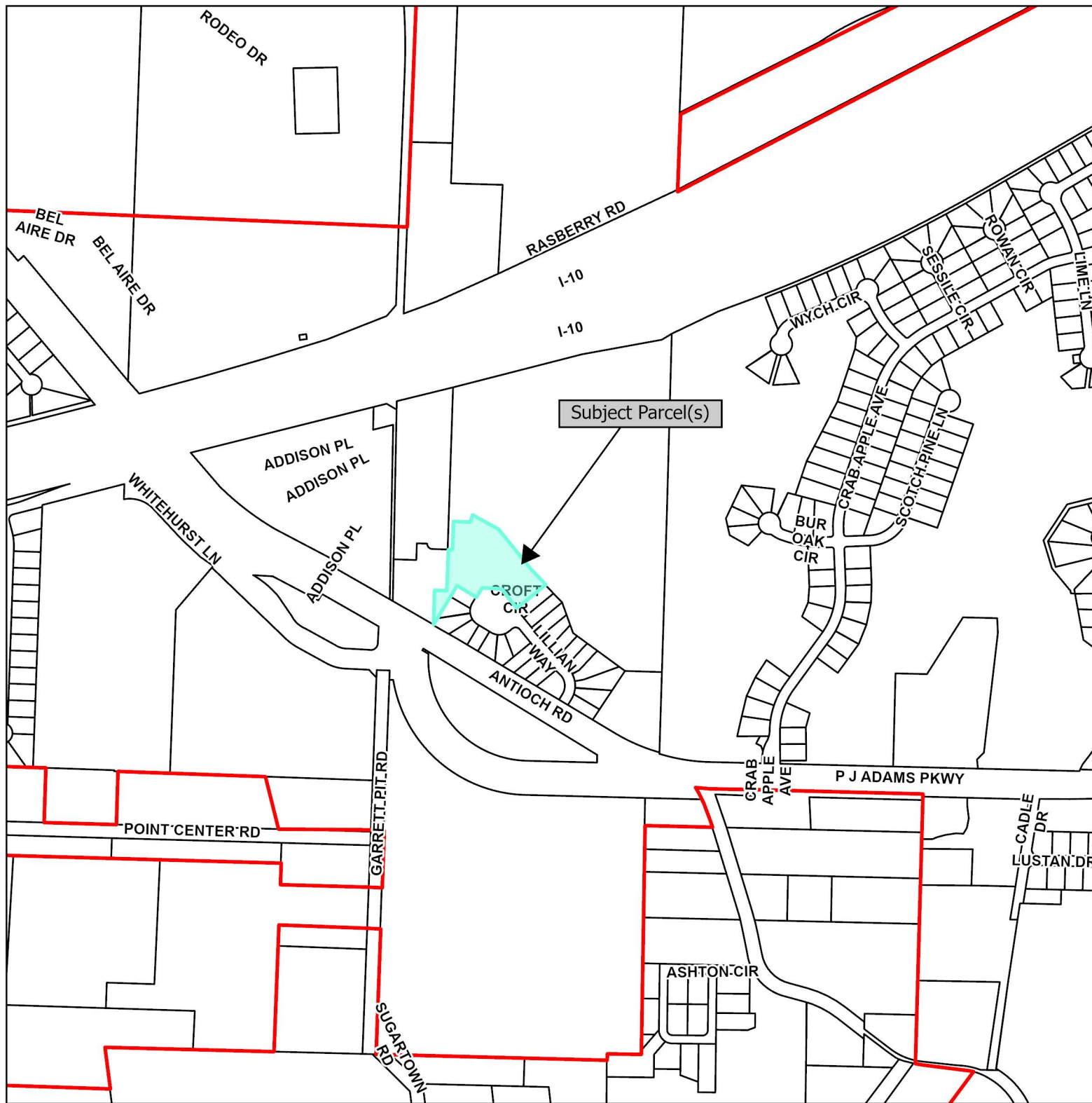
- Subject Parcel(s)
- City Limits
- City Future Land Use**
- Commercial (C)
- Conservation (CON)
- Residential (R)



# Vicinity Map



Not to Scale

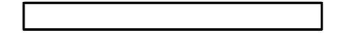


# Existing Use

N



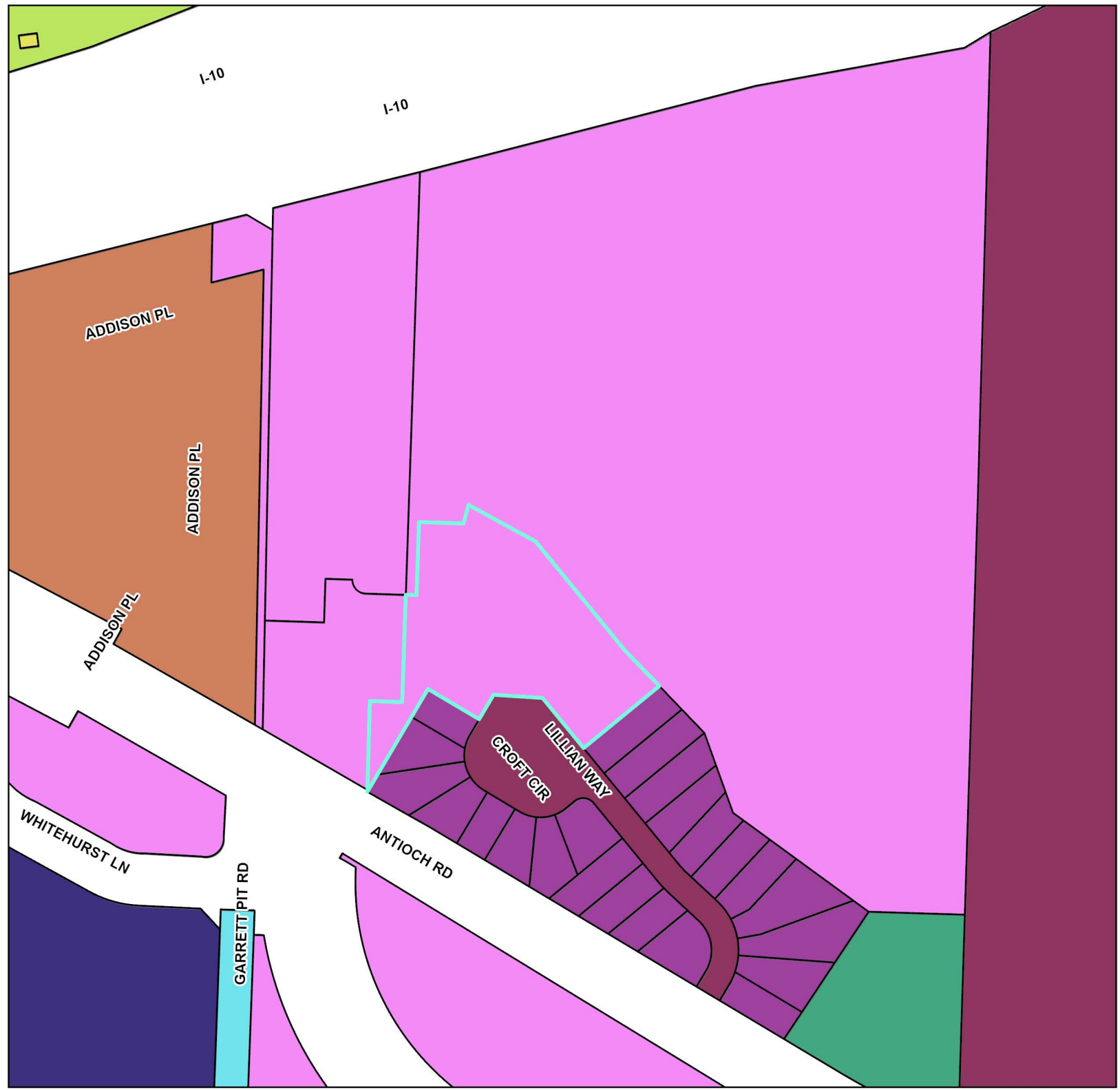
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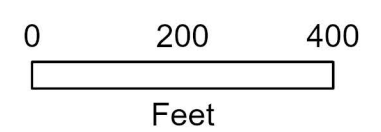
Feet

## Legend






- Subject Parcel(s)
- City Limits
- Use Description**
- COUNTY
- HOLDING POND
- MULTI-FAMILY
- MUNICIPAL
- NO AG ACREAGE
- RES COMMON AREA
- SINGLE FAMILY
- VACANT
- VACANT COMMERCIAL

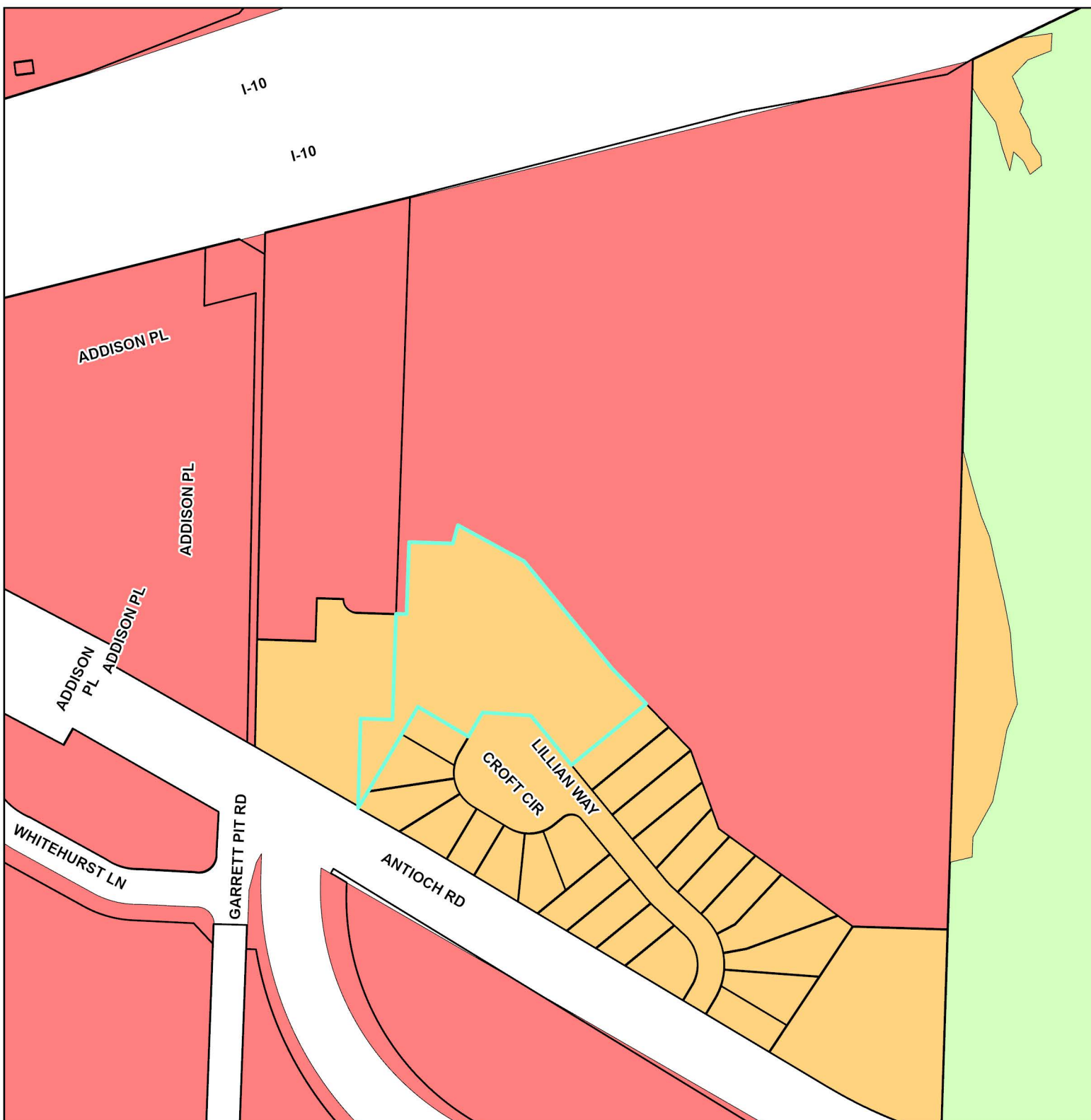


# Current Future Land Use



## Legend

-  Subject Parcel(s)
-  City Limits
- City Future Land Use**
  -  Commercial (C)
  -  Conservation (CON)
  -  Residential (R)

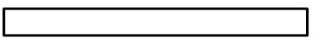


# Current Zoning

N









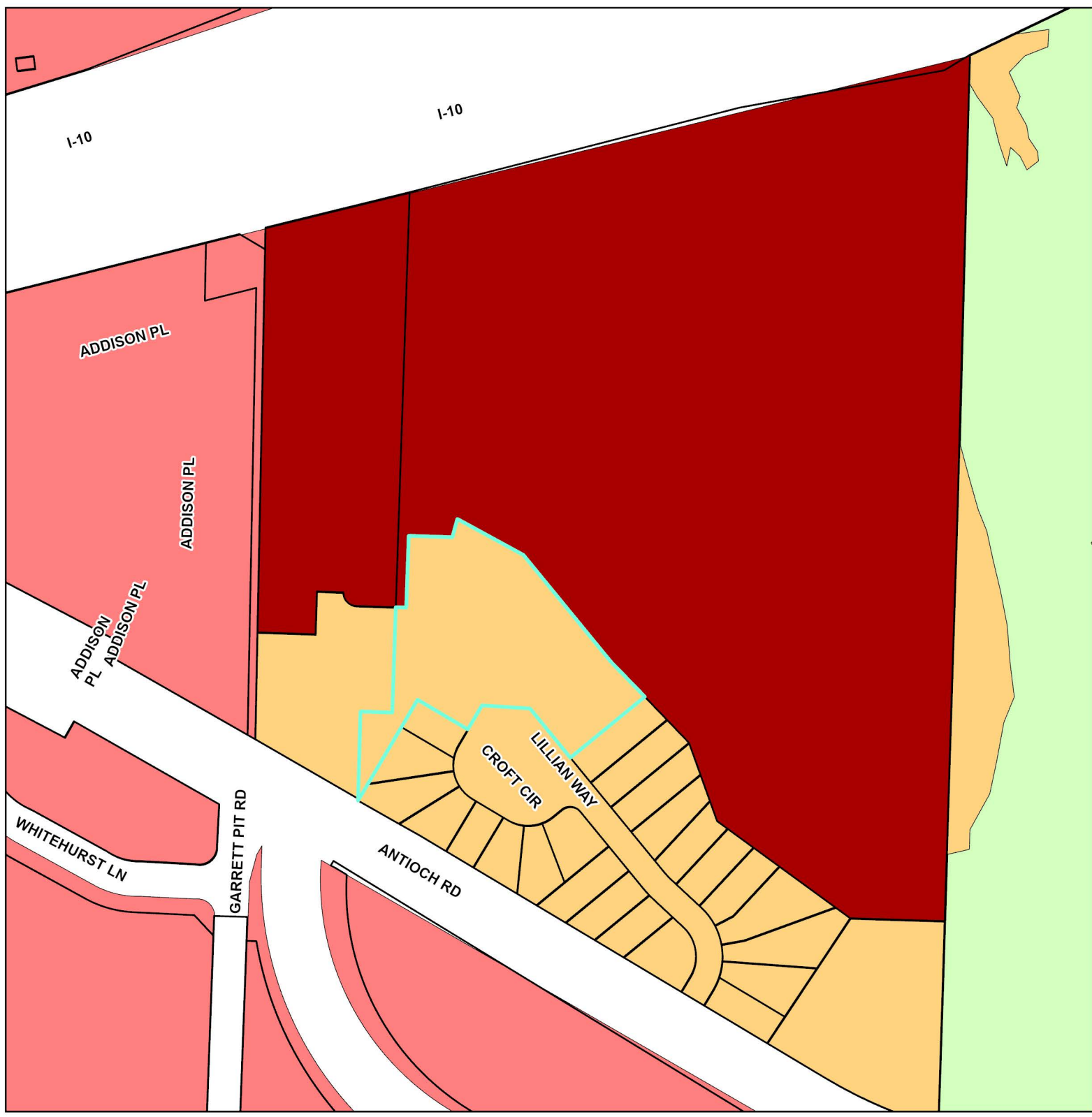
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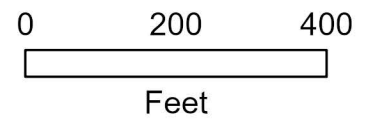
Feet

## Legend

-  Subject Parcel(s)
-  City Limits
- City Zoning**
  -  Single Family Medium Density District (R-2)
  -  Commercial (C-1)
  -  Commercial (C-2)
  -  Conservation (E)

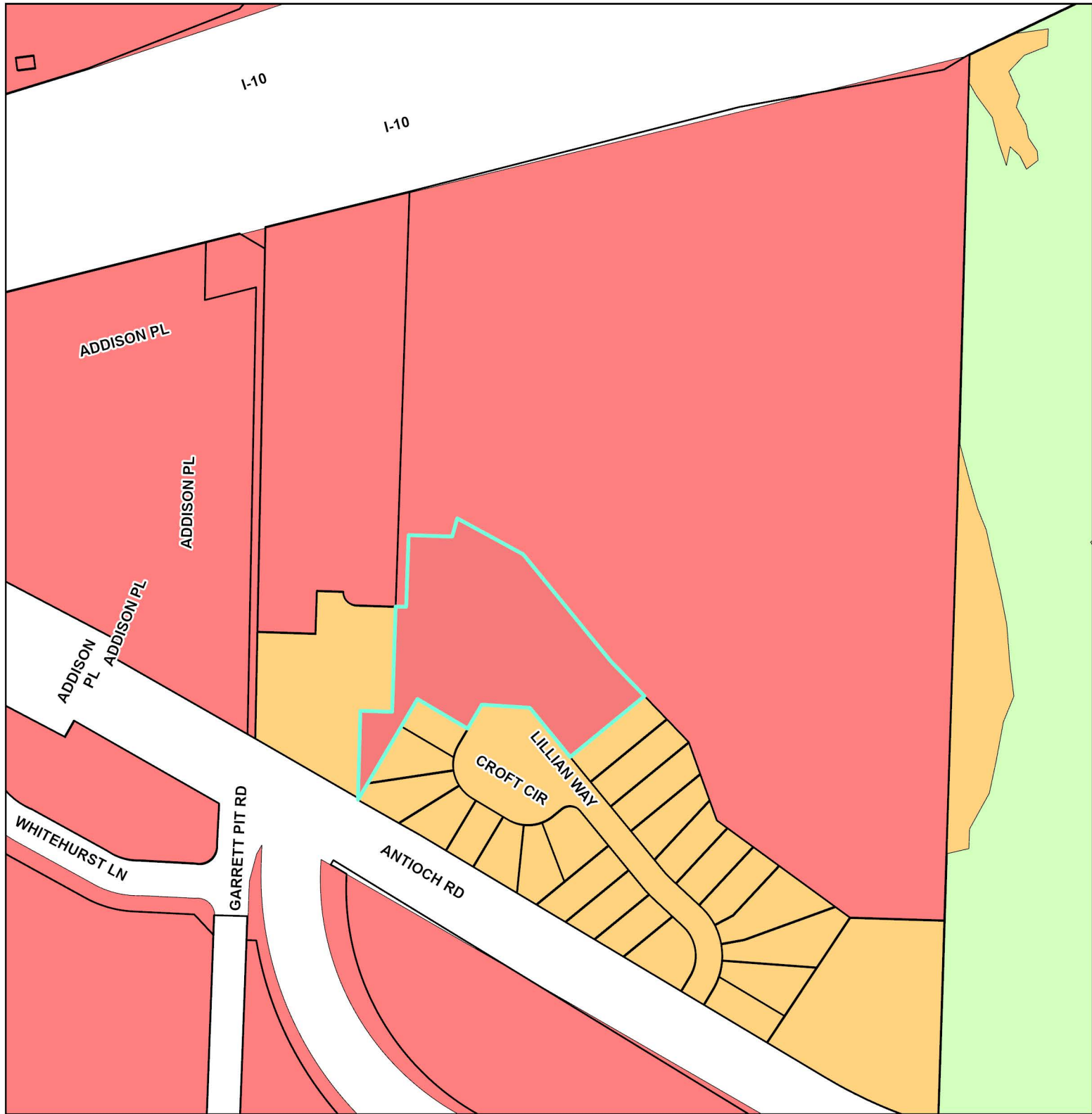


# Proposed Future Land Use



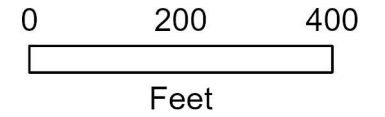
## Legend

-  Subject Parcel(s)
-  City Limits
- City Future Land Use**
  -  Commercial (C)
  -  Conservation (CON)
  -  Residential (R)



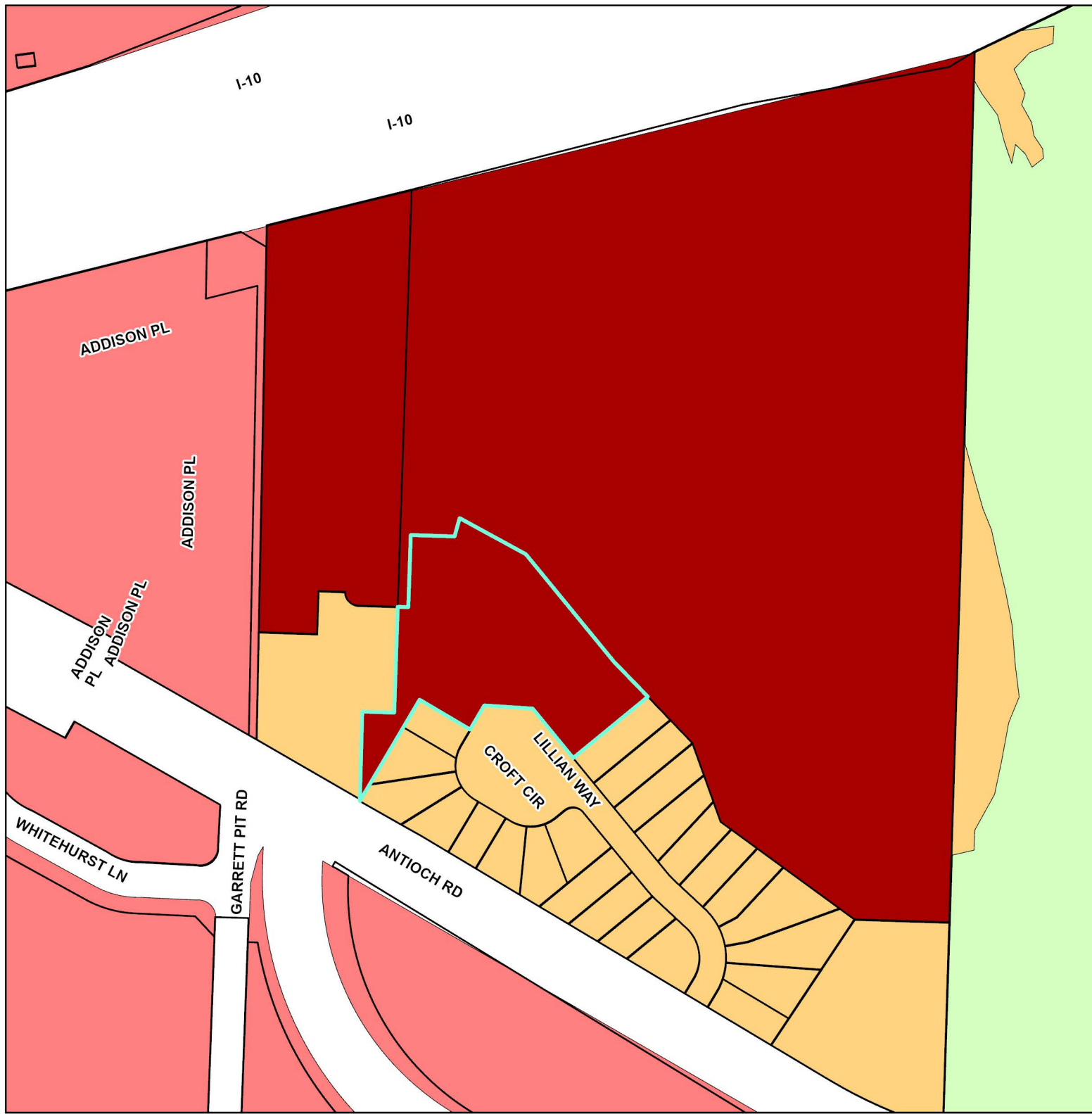
# Proposed Zoning

N



## Legend

- Subject Parcel(s)
- City Limits
- City Zoning**
  - Single Family Medium Density District (R-2)
  - Commercial (C-1)
  - Commercial (C-2)
  - Conservation (E)



---

[CAUTION EXTERNAL SENDER] Public Hearing Comment - Parcel ID 36-3N-24-0000-0002-0050

---

**From** Brandon Snow <brandonsnow94@gmail.com>

**Date** Thu 5/14/2026 5:50 PM

**To** Planning <planning@cityofcrestview.org>

Hello,

I received the notice regarding Parcel ID 36-3N-24-0000-0002-0050 on Antioch Road, requesting Commercial future land use and C-2 Commercial High-Intensity zoning.

I live on Lillian Way/Croft Cir, near the end of the cul-de-sac, very close to the affected parcel. I am concerned about the impact this change could have on the residential neighborhood, especially regarding traffic, noise, lighting, drainage, stormwater runoff, privacy, and property values.

I would like to know whether a specific site plan or proposed development has been submitted. I am also specifically asking whether there is any possibility of vehicle access, construction access, or commercial traffic being routed through Lillian Way/Croft Cir.

I strongly oppose any customer, employee, delivery, construction, or other commercial traffic being routed through Lillian Way/Croft Cir.

Please include my comments in the public record for this request.

Thank you,  
Brandon Snow

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# Staff Report

PLANNING AND DEVELOPMENT  
BOARD MEETING DATE: June 1, 2026  
TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board  
CC: City Manager and City Attorney  
FROM: Community Development Services  
DATE: 05/28/2026  
SUBJECT: Ordinance 2022 Antioch Road Rezoning

## **BACKGROUND:**

On April 20, 2026, staff received an application to amend the comprehensive plan and zoning designations for property located on Antioch Road.

The subject property is currently located within the city limits of Crestview with future land use designations of Commercial (C) and Residential (R). and zoning designations of Commercial High-Intensity District (C-2) and Single-Family Medium-Density Dwelling District (R-2).

The application requests the Commercial High-Intensity District (C-2) zoning designation for the portion of the property that has a zoning designation of Single-Family Medium-Density Dwelling District (R-2).

The request for rezoning will be presented to City Council via Ordinance 2022 on June 8, 2026 for the first reading.

## **DISCUSSION:**

The property description is as follows:

Property Owner: Fort Walton Beach Medical  
Parcel ID: 36-3N-24-0000-0002-0050  
Site Size: 30.9 acres  
Current FLU: Commercial (C) and Residential (R)  
Current Zoning: Commercial High-Intensity District (C-2) and Single-Family Medium-Density Dwelling District (R-2)  
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	None (Interstate-10)	None (Interstate-10)	Interstate
East	Conservation (C) and Residential (R)	Conservation (E) and Single-Family Medium-Density Dwelling District (R-2)	Residential (Common Area)
South	Residential (R)	Single-Family Medium-Density Dwelling District (R-2)	Residential

West	Commercial (C) and Residential (R)	Commercial High-Intensity District (C-2) and Single-Family Medium-Density Dwelling District (R-2)	Vacant
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The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property will be developed for commercial 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 May 11, 2026. The property was posted on May 18, 2026. An advertisement ran in the Crestview News Bulletin on May 21, 2026.

Staff received an emailed response to the mailed notices, which is attached to this staff report.

**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. There is no additional cost of advertising as the rezoning request was included in the advertisement for the comprehensive plan amendment.

**RECOMMENDED ACTION**

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 2022.

**Attachments**

1. Exhibits - Antioch Rd
2. Mailing Response - Mr. Snow

**ORDINANCE: 2022**

**AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY CURRENTLY ZONED AS SINGLE-FAMILY MEDIUM-DENSITY DWELLING DISTRICT (R-2), LOCATED IN SECTION 36, TOWNSHIP 3 NORTH, RANGE 24 WEST, FROM THE SINGLE-FAMILY MEDIUM-DENSITY DWELLING DISTRICT (R-2) TO THE COMMERCIAL HIGH-INTENSITY DISTRICT (C-2); 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 the City of Crestview Land Development Code.

**SECTION 2 – PROPERTY REZONED.** The following described 30.9 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with a portion, being formerly zoned Single-Family Medium-Density Dwelling District (R-2) with the Commercial (C) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 2021, is hereby rezoned to the Commercial High-Intensity District (C-2) to wit:

**PIN # 36-3N-24-0000-0002-0050**

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER, SECTION 36, TOWNSHIP 3 NORTH, RANGE 24 WEST, OKALOOSA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AND CAP (LB 6605) MARKING THE NORTHWEST CORNER OF ROLLING RIDGE SUBDIVISION AS SHOWN IN PLAT BOOK 23, PAGES 14 THROUGH 21, PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE, ALONG THE WEST LINE OF SAID SUBDIVISION, THENCE SOUTH 01° 45' 57" WEST, 1636.23 FEET TO A 1/2" IRON ROD & CAP PRM (LB 7927), ALSO BEING THE NORTHEAST CORNER OF TAYLOR FARMS SUBDIVISION AS SHOWN IN PLAT BOOK 26, PAGES 94 AND 95, PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; THENCE, CONTINUE ALONG THE NORTH LINE OF SAID TAYLOR FARMS SUBDIVISION THE FOLLOWING COURSES: NORTH 88° 11' 10" WEST, 178.34 FEET TO A 1/2" IRON ROD & CAP PRM (LB 7927); THENCE, NORTH 53° 15' 06" WEST, 165.81 FEET TO A 1/2" IRON ROD & CAP PRM (LB 7927); THENCE NORTH 55° 26' 20" WEST, 60.40 FEET TO A 1/2" IRON ROD & CAP PRM (LB 7927); THENCE NORTH 53° 54' 02" WEST, 84.54 FEET TO A 1/2" IRON ROD & CAP PRM (LB 7927); THENCE NORTH 19° 42' 05" WEST, 157.02 FEET TO A 1/2" IRON ROD & CAP PRM (LB 7927); THENCE NORTH 43° 49' 26" WEST, 120.37 FEET TO A 1/2" IRON ROD & CAP PRM (LB 7927); THENCE, ALONG THE WEST LINE OF LOT 11, BLOCK "A" OF SAID TAYLOR FARMS SUBDIVISION, SOUTH 50° 46' 20" WEST, 181.46 FEET TO A 5/8" IRON ROD AND CAP (LB 6605) TO THE NORTHERLY RIGHT-OF-WAY LINE OF LILLIAN WAY, AS SHOWN ON SAID TAYLOR FARMS SUBDIVISION PLAT MARKED BY A 5/8" IRON ROD AND CAP (LB 6605);

THENCE, ALONG SAID RIGHT-OF-WAY LINE, NORTH 39° 14' 48" WEST, 119.98 FEET TO A 1/2" IRON ROD & CAP PRM (LB 7927); THENCE, DEPARTING SAID LILLIAN WAY RIGHT-OF-WAY LINE, NORTH 86° 26' 37" WEST, 90.68 FEET TO THE WEST RIGHT-OF-WAY LINE OF CROFT CIRCLE AS SHOWN ON SAID TAYLOR FARMS SUBDIVISION PLAT, MARKED BY A 1/2" IRON ROD & CAP PRM (LB 7927); THENCE, ALONG SAID CROFT CIRCLE RIGHT-OF-WAY, SOUTH 30° 39' 58" WEST, 52.47 FEET TO A 1/2" IRON ROD & CAP PRM (LB 7927) TO THE NORTH LINE OF LOT 12 OF BLOCK "B" OF SAID TAYLOR FARMS SUBDIVISION; THENCE, ALONG SAID LINE OF LOT 12 BLOCK "B", NORTH 59° 23' 43" WEST, 109.99 FEET TO A 5/8" IRON ROD AND CAP (LB 6605); THENCE, ALONG THE WEST LINE OF LOT 12, 11 AND 10 OF BLOCK "B" AS SHOWN ON TAYLOR FARMS SUBDIVISION, SOUTH 30° 35' 12" WEST, 220.93 FEET TO A 1/2" IRON ROD & CAP PRM (LB 7927) TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 4, ANTIOCH ROAD AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, FINANCIAL PROJECT NUMBER 4079185; THENCE, ALONG SAID COUNTY ROAD NUMBER 4, ANTIOCH ROAD RIGHT-OF-WAY, SOUTH 30° 35' 12" WEST, 2.22 FEET TO A 5/8" IRON ROD AND CAP (LB 6605), ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF P.J. ADAMS PARKWAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, FINANCIAL PROJECT NUMBER 4079185; THENCE, FOLLOWING THE COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF P.J. ADAMS PARKWAY: NORTH 01° 59' 23" EAST, 169.86 FEET TO A 5/8" IRON ROD AND CAP (LB 6605); THENCE, SOUTH 88° 09' 17" EAST, 60.00 FEET TO A 5/8" IRON ROD AND CAP (LB 6605); THENCE, NORTH 01° 53' 57" EAST, 990.06 FEET TO A 60D NAIL AND DISC, SAID POINT BEING THE NORTHEAST CORNER OF THE P.J. ADAMS PARKWAY RIGHT-OF-WAY LINE AND THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 8 (INTERSTATE-10) AS SHOWN IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, FINANCIAL PROJECT NUMBER 4079185; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 8 (INTERSTATE-10) THE FOLLOWING COURSES: NORTH 75° 37' 26" EAST, 642.63 FEET TO A 5/8" IRON ROD AND CAP (LB 6605); THENCE, NORTH 79° 40' 21" EAST, 392.31 FEET TO A 5/8" IRON ROD AND CAP (LB 6605); THENCE, NORTH 66° 26' 51" EAST, 55.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,346,163 SQUARE FEET OR 30.9 ACRES, MORE OR LESS.

**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 # 2021 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 22nd day of June, 2026.

ATTEST:

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Natasha Peacock  
City Clerk

Approved by me this 22nd day of June, 2026.

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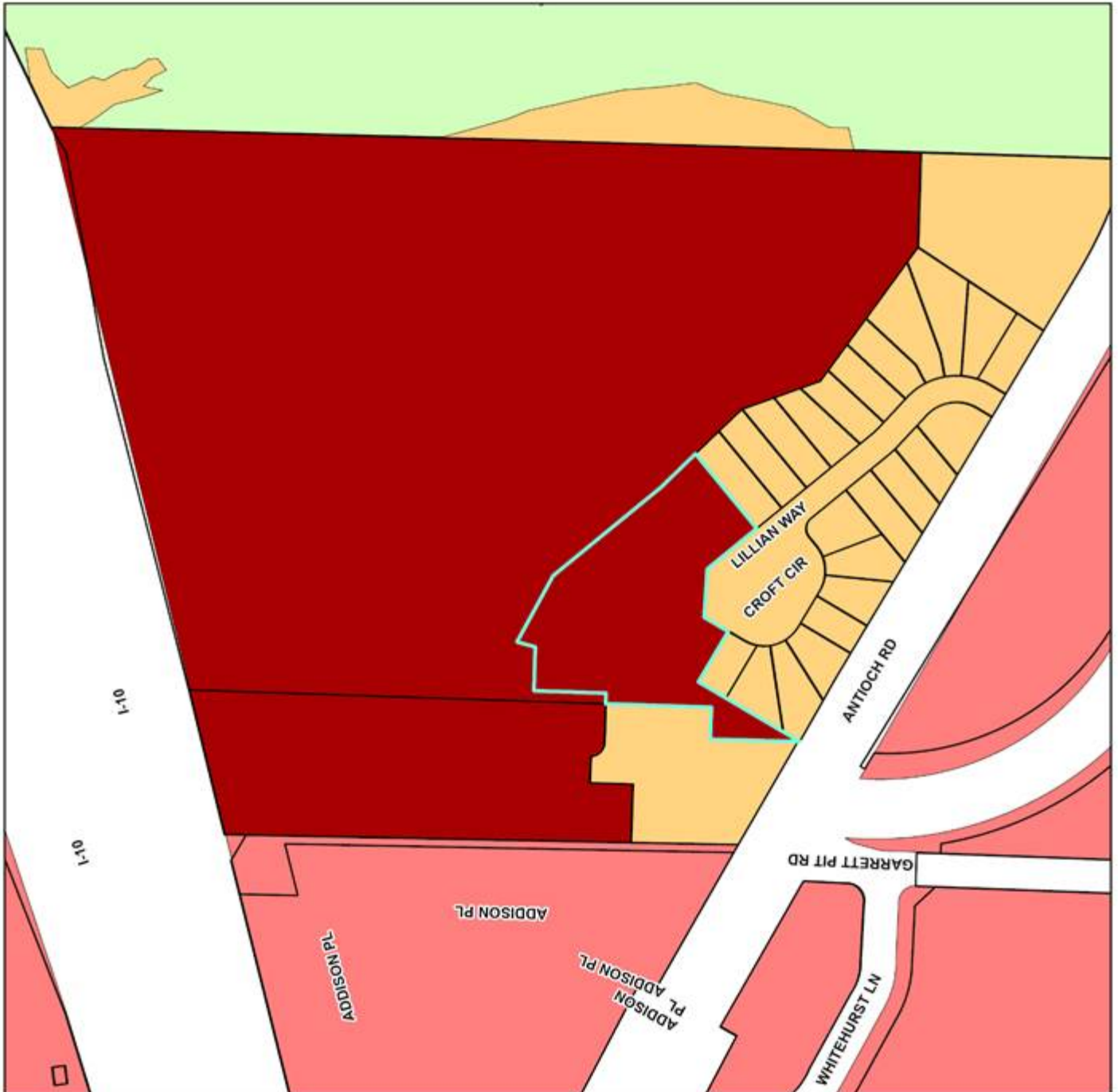
J. B. Whitten  
Mayor

# Adopted Zoning



**Legend**

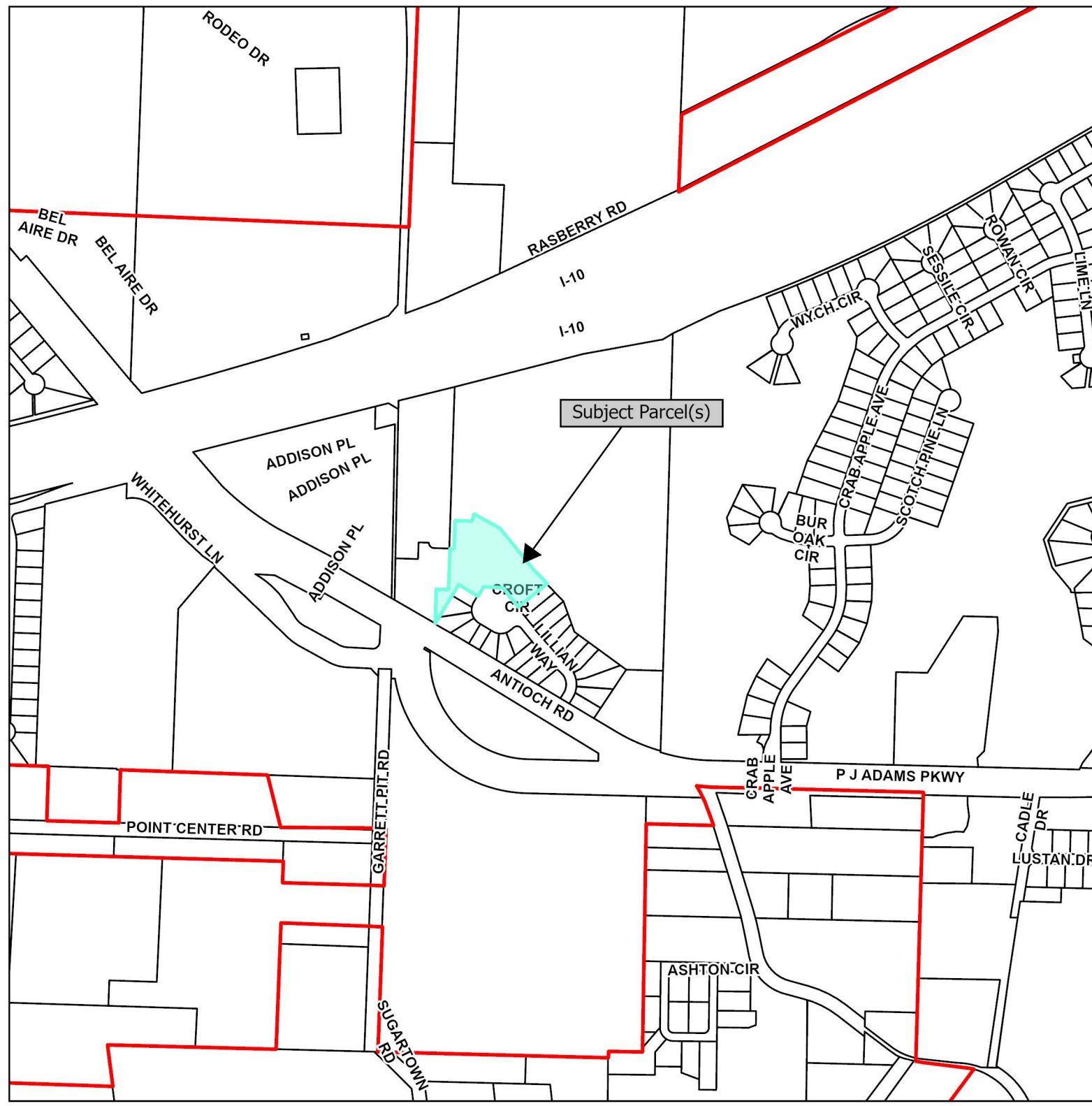
- Subject Parcel(s)
- City Limits
- City Zoning**
  - Single Family Medium Density District (R-2)
  - Commercial (C-1)
  - Commercial (C-2)
  - Conservation (E)



# Vicinity Map



Not to Scale



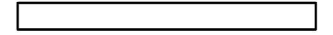
PREPARED BY CITY OF CRESTVIEW  
COMMUNITY DEVELOPMENT SERVICES  
PARCEL INFORMATION PROVIDED BY  
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NAD 1983 STATE PLANE, NORTH ZONE  
U.S. SURVEY FEET Page 29 of 69

# Existing Use

N














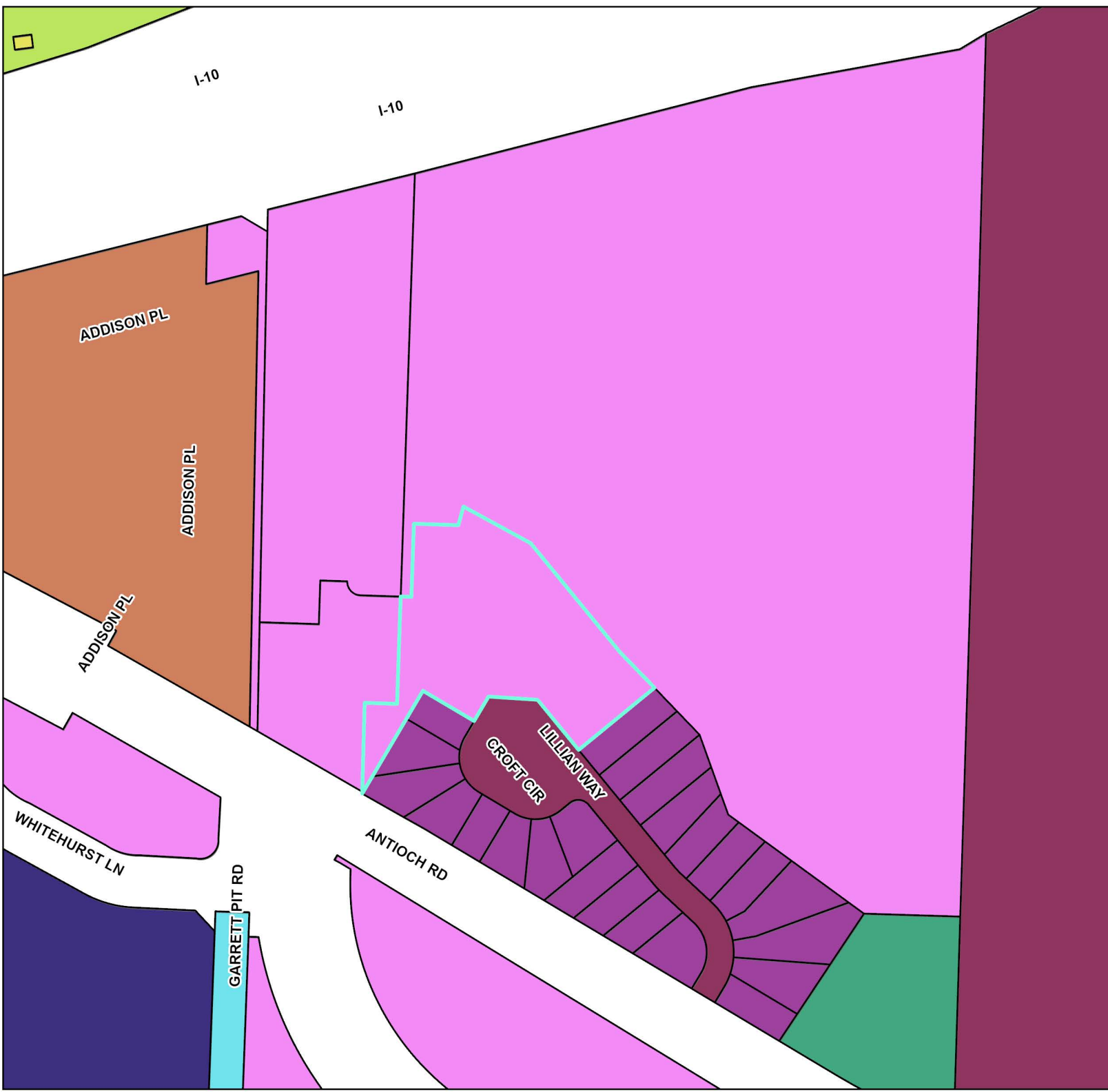
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Feet

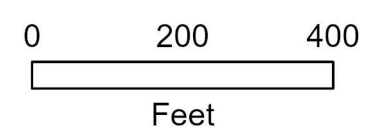
## Legend

-  Subject Parcel(s)
-  City Limits
- Use Description**
-  COUNTY
-  HOLDING POND
-  MULTI-FAMILY
-  MUNICIPAL
-  NO AG ACREAGE
-  RES COMMON AREA
-  SINGLE FAMILY
-  VACANT
-  VACANT COMMERCIAL



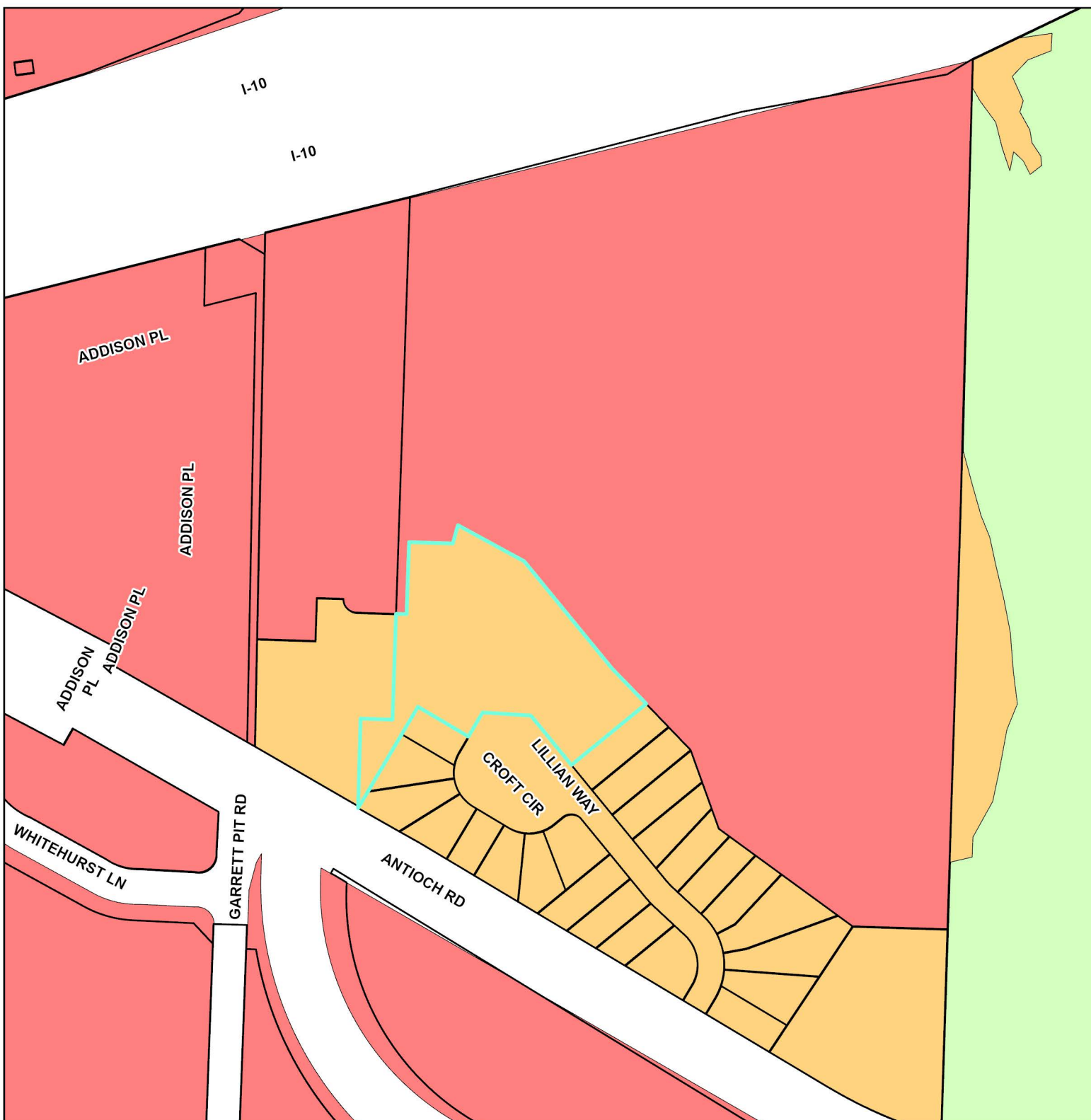
# Current Future Land Use

N



## Legend

- Subject Parcel(s)
- City Limits
- City Future Land Use**
  - Commercial (C)
  - Conservation (CON)
  - Residential (R)

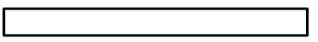


# Current Zoning

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







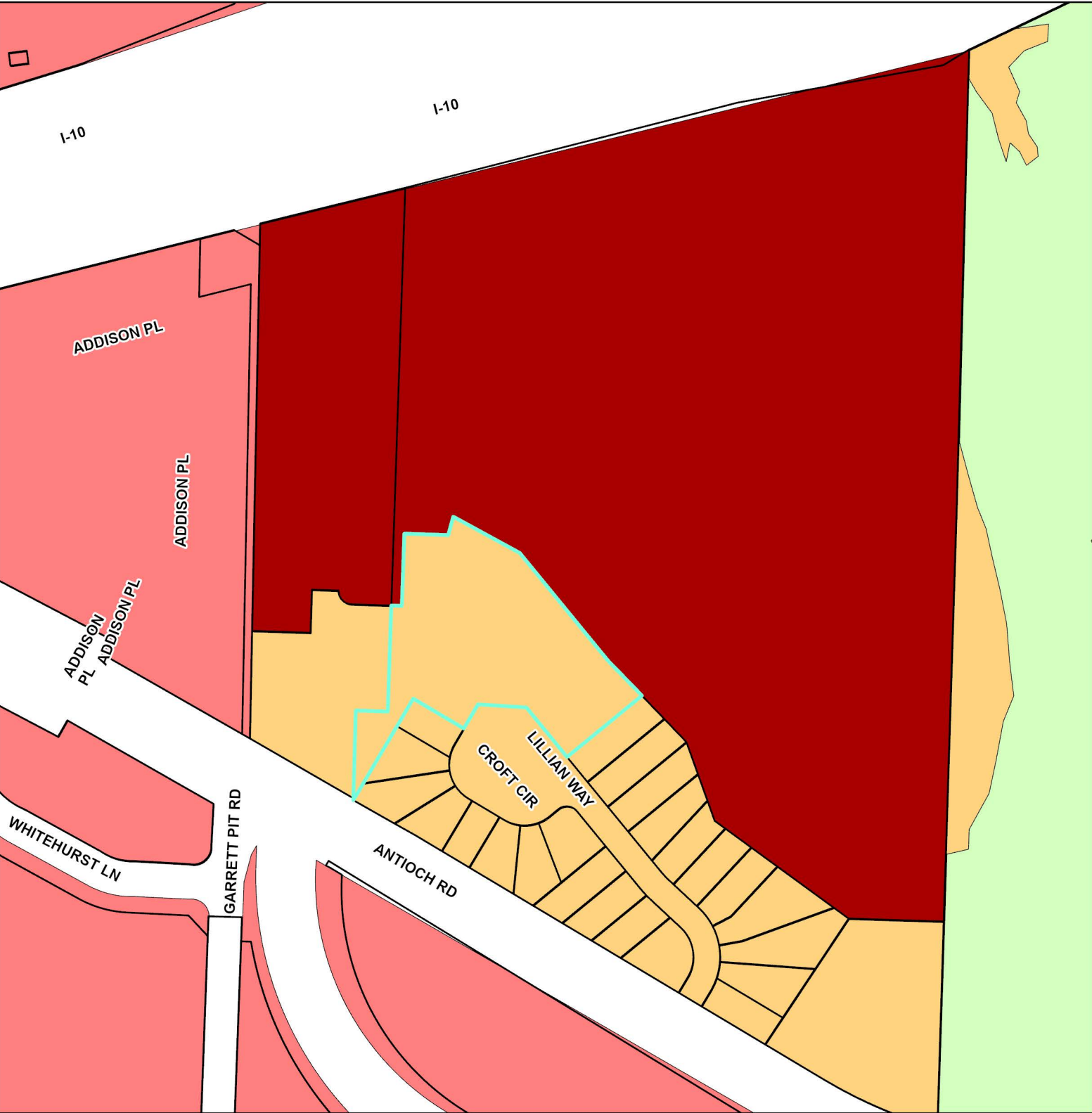
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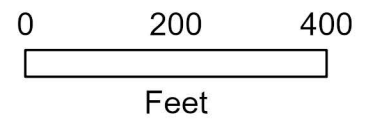
Feet

## Legend


-  Subject Parcel(s)
-  City Limits
- City Zoning**
  -  Single Family Medium Density District (R-2)
  -  Commercial (C-1)
  -  Commercial (C-2)
  -  Conservation (E)

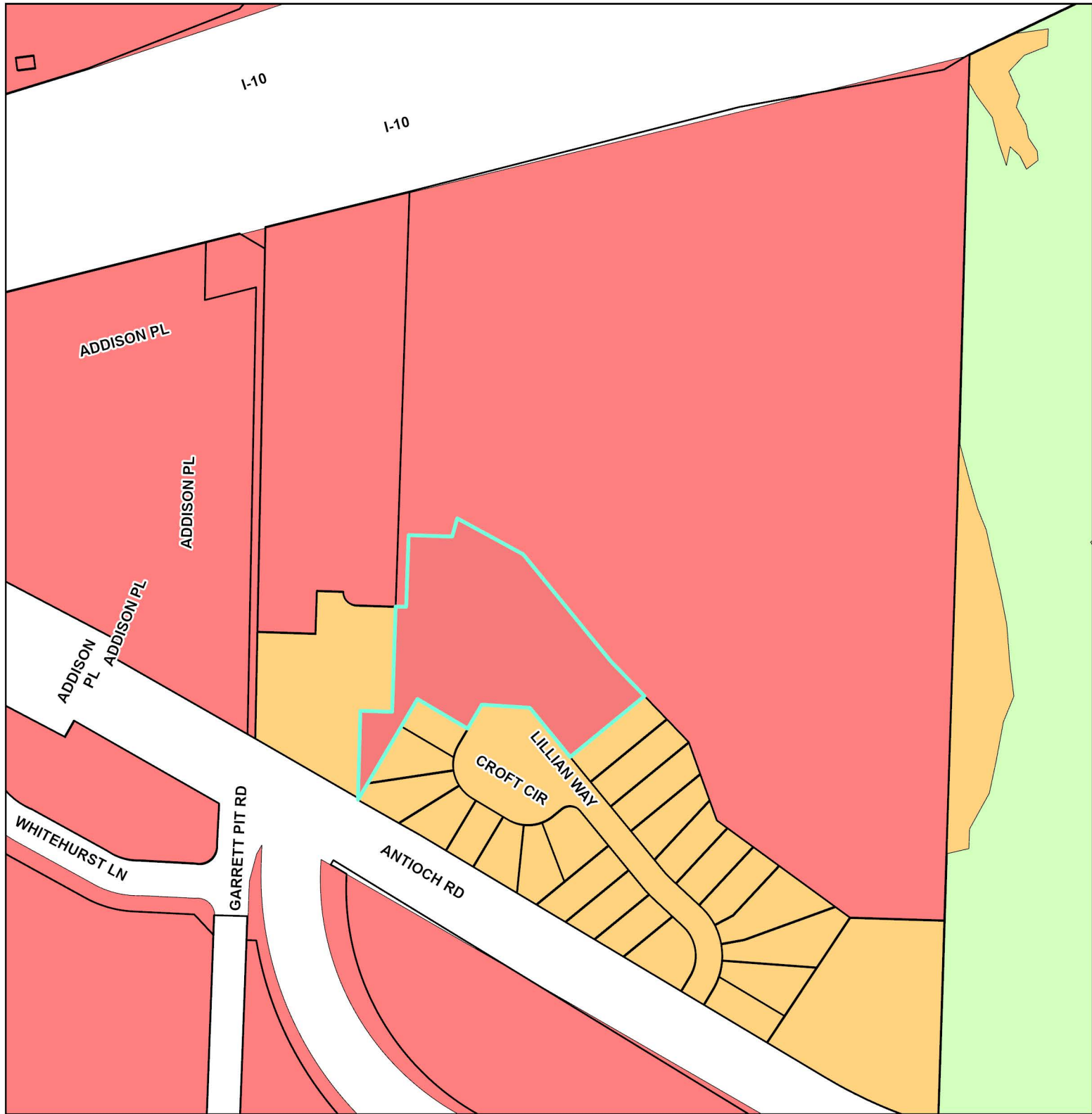


# Proposed Future Land Use



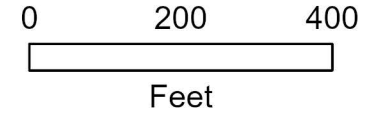
## Legend

-  Subject Parcel(s)
-  City Limits
- City Future Land Use**
  -  Commercial (C)
  -  Conservation (CON)
  -  Residential (R)









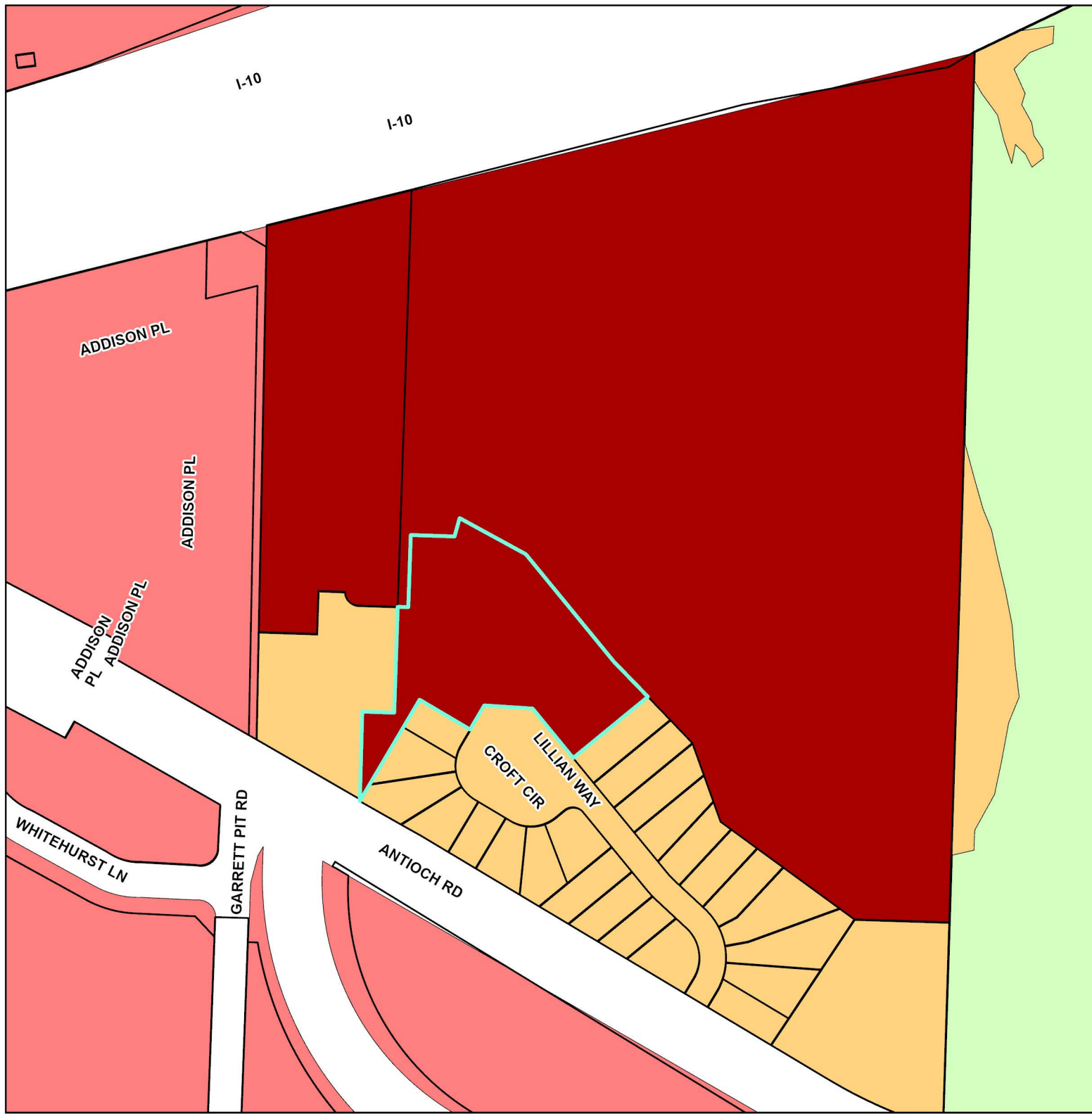
# Proposed Zoning

N



## Legend

-  Subject Parcel(s)
-  City Limits
- City Zoning**
  -  Single Family Medium Density District (R-2)
  -  Commercial (C-1)
  -  Commercial (C-2)
  -  Conservation (E)



---

[CAUTION EXTERNAL SENDER] Public Hearing Comment - Parcel ID 36-3N-24-0000-0002-0050

---

**From** Brandon Snow <brandonsnow94@gmail.com>

**Date** Thu 5/14/2026 5:50 PM

**To** Planning <planning@cityofcrestview.org>

Hello,

I received the notice regarding Parcel ID 36-3N-24-0000-0002-0050 on Antioch Road, requesting Commercial future land use and C-2 Commercial High-Intensity zoning.

I live on Lillian Way/Croft Cir, near the end of the cul-de-sac, very close to the affected parcel. I am concerned about the impact this change could have on the residential neighborhood, especially regarding traffic, noise, lighting, drainage, stormwater runoff, privacy, and property values.

I would like to know whether a specific site plan or proposed development has been submitted. I am also specifically asking whether there is any possibility of vehicle access, construction access, or commercial traffic being routed through Lillian Way/Croft Cir.

I strongly oppose any customer, employee, delivery, construction, or other commercial traffic being routed through Lillian Way/Croft Cir.

Please include my comments in the public record for this request.

Thank you,  
Brandon Snow

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# Staff Report

PLANNING AND DEVELOPMENT  
BOARD MEETING DATE: June 1, 2026  
TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board  
CC: City Manager and City Attorney  
FROM: Community Development Services  
DATE: 05/28/2026  
SUBJECT: Ordinance 2023 Live Oak Church Road Annexation

**BACKGROUND:**

On April 30, 2026 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 4780 Live Oak Church Road.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Mixed-Use.

The request for voluntary annexation will be presented to City Council via Ordinance 2023 on June 8, 2026 for the first reading.

**DISCUSSION:**

The property description is as follows:

Property Owner: Toth, Dawn  
Parcel ID: 32-3N-23-0000-0010-0000  
Site Size: 1.36 acres  
Current FLU: Okaloosa County Mixed-Use  
Current Zoning: Okaloosa County Mixed-Use  
Current Land Use: Commercial

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

Direction	FLU	Zoning	Existing Use
North	Mixed-Use (MU)	Mixed-Use (MU)	Vacant
East	Okaloosa County Mixed-Use	Okaloosa County Mixed-Use	Commercial
South	Mixed-Use (MU)	Mixed-Use (MU)	Residential & Vacant
West	Commercial (C)	Commercial Low-Intensity District (C-1)	Vacant

The subject property is currently developed for commercial use and a development application has not been submitted. Based on the requested land-use and zoning designations, the property use will continue as a commercial use.

Staff has reviewed the application based on the criteria detailed in Florida statute 171.043 for annexations and finds the following:

- The property is contiguous to the city limits;
- The property is comprised of one (1) lot in unincorporated Okaloosa County, and is therefore considered co
- The annexation of the property would not create an enclave
- The subject property is not included in the boundary of another municipality; and,
- The subject property meets the definition of urban purposes.

Courtesy notices were mailed to property owners within 300 feet of the subject property on May 11, 2026. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on May 19, 2026. The property was posted on May 18, 2026. An advertisement ran in the Crestview News Bulletin on May 21 and 28, 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 annexation were \$1,200.00. The cost of advertising was \$552.50.

The successful annexation of this property will have positive future impacts, including ad valorem revenue based on future taxable assessed value, development and building permit fees, and utility usage fees.

### **RECOMMENDED ACTION**

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 2023.

### **Attachments**

1. Exhibits - Live Oak Church Rd

**ORDINANCE: 2023**

**AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 1.36 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, AND BEING DESCRIBED AS SET FORTH HEREIN; PROVIDING FOR AUTHORITY; PROVIDING FOR LAND DESCRIPTION; PROVIDING FOR BOUNDARY; PROVIDING FOR LAND USE AND ZONING DESIGNATION; PROVIDING FOR AMENDMENT TO THE BASE, LAND USE AND ZONING MAPS; PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**SECTION 1 – AUTHORITY.** The authority for enactment of this ordinance is Chapter 171, Florida Statutes, and Section 2 of the City Charter.

**SECTION 2 – LAND DESCRIPTION.** The following described unincorporated area contiguous to the City of Crestview, Florida, is hereby annexed to the City:

PIN # 32-3N-23-0000-0010-0000 (Deed recorded in Book 3611, page 2338, dated March 22, 2022)

A PARCEL OF LAND SITUATED IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; AND BEING A PORTION OF THE PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3292, PAGE 456, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE PURPORTED SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N02°52'32"E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 188.84 FEET TO A ½" IRON ROD WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF AFOREMENTIONED PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3292, PAGE 456, ALSO BEING THE POINT OF BEGINNING; THENCE PROCEED N03°04'08"E ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 131.46 FEET TO A ½" IRON ROD L.B. # 7191; THENCE DEPARTING SAID WEST LINE PROCEED N82°57'58"E A DISTANCE OF 366.61 FEET TO A ½" IRON ROD L.B. # 7191, SAID POINT LYING ON A CURVE ON THE WEST RIGHT-OF-WAY LINE OF LIVE OAK CHURCH ROAD (40' PUBLIC R/W) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2678 PAGE 2118, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 2491.28 FEET; THENCE PROCEED ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'18" FOR A DISTANCE OF 49.50 FEET

(CHORD = 49.50 FEET, CHORD BEARING = S23°42'40"E) TO A NAIL & DISC L.B. # 7191; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE PROCEED S23°08'30"E, A DISTANCE OF 135.34 FEET TO A ½" IRON ROD L.B. # 7191 ON AN EXISTING CHAIN-LINK FENCE LINE; THENCE PROCEED WESTERLY ALONG SAID CHAIN-LINK FENCE FOR A DISTANCE OF 444. 7 FEET MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.36 ACRES, MORE OR LESS.

**SECTION 3 – BOUNDARY.** The existing boundary line of the City of Crestview, Florida, is modified to include the herein referenced tract of land and the base, zoning and land use maps shall be updated to reflect these changes pursuant to law.

**SECTION 4 – LAND USE AND ZONING.** Pursuant to general law, the property hereby annexed was subject to Okaloosa County land development, land use plan, and zoning or subdivision regulations, which shall remain in full force and effect until rezoning and land use changes are finalized by the City in compliance with the Comprehensive Plan.

**SECTION 5 – COMPREHENSIVE PLAN UPDATE.** Pursuant to Chapter 163.011, et seq. petitioner for annexation shall apply through the City for a Comprehensive Plan change which will designate the future land use category for the parcel, with a zoning designation to be assigned and run concurrent with the approval and adoption of the Comprehensive Plan amendment by the proper authorities.

**SECTION 6 – MAP UPDATE.** The Base, Zoning and Future Land Use Maps shall be updated at the earliest possible date.

**SECTION 7 – FILING.** Upon passage, the City Clerk is directed to file a copy of this ordinance with the Clerk of Circuit Court of Okaloosa County and with the Florida Department of the State.

**SECTION 8 – 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 9 – 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 10 – 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 11 – 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 12 – EFFECTIVE DATE.** This ordinance shall take effect immediately upon its adoption.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 22nd day of June, 2026.

ATTEST:

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Natasha Peacock

City Clerk

Approved by me this 22nd day of June, 2026.

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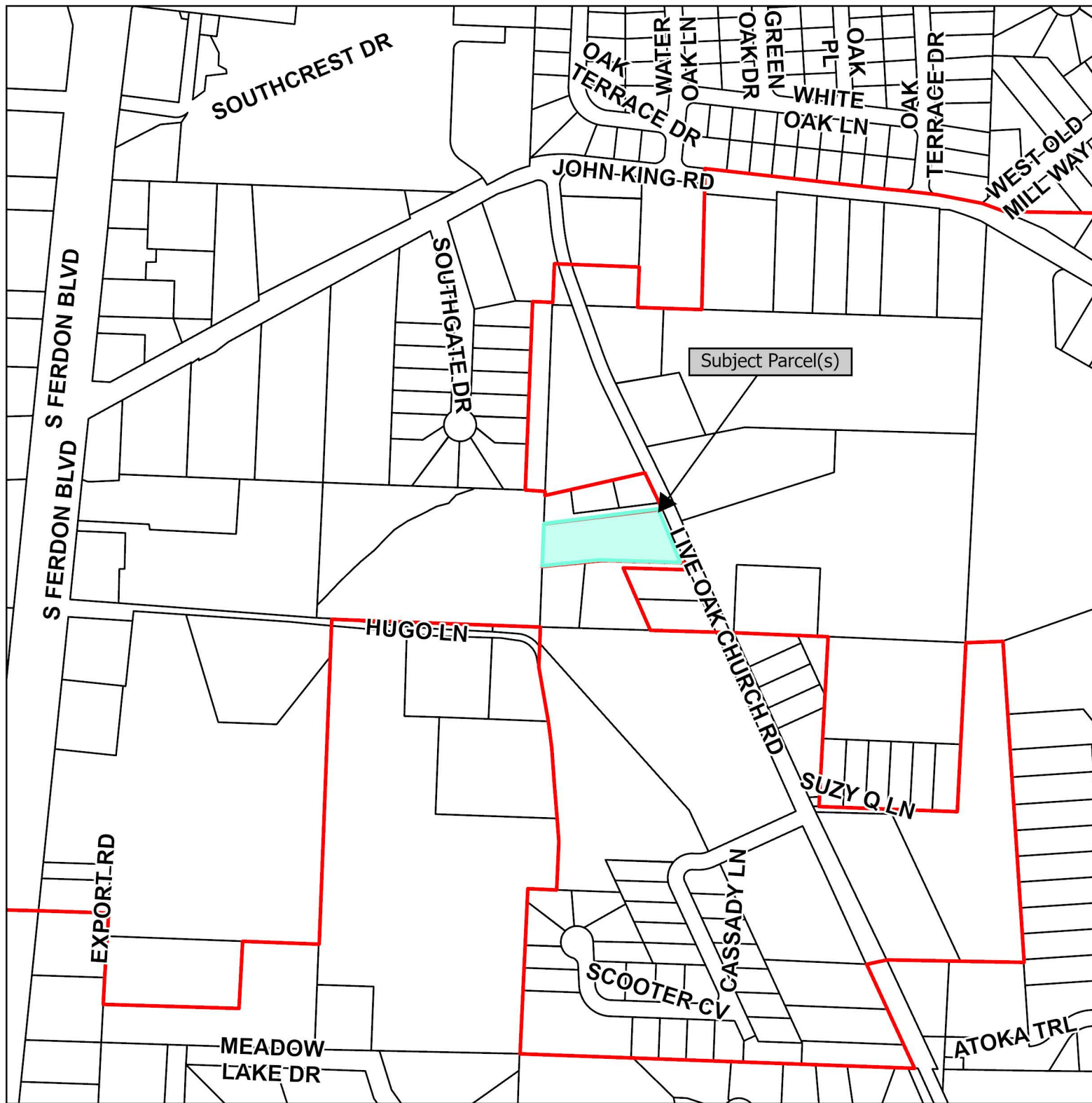
J. B. Whitten  
Mayor



# Vicinity Map



Not to Scale



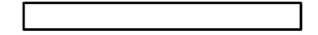
PREPARED BY CITY OF CRESTVIEW  
COMMUNITY DEVELOPMENT SERVICES  
PARCEL INFORMATION PROVIDED BY  
OKALOOSA COUNTY GIS DEPARTMENT  
NAD 1983 STATE PLANE, NORTH ZONE  
U.S. SURVEY FEET Page 41 of 69

# Existing Use

N













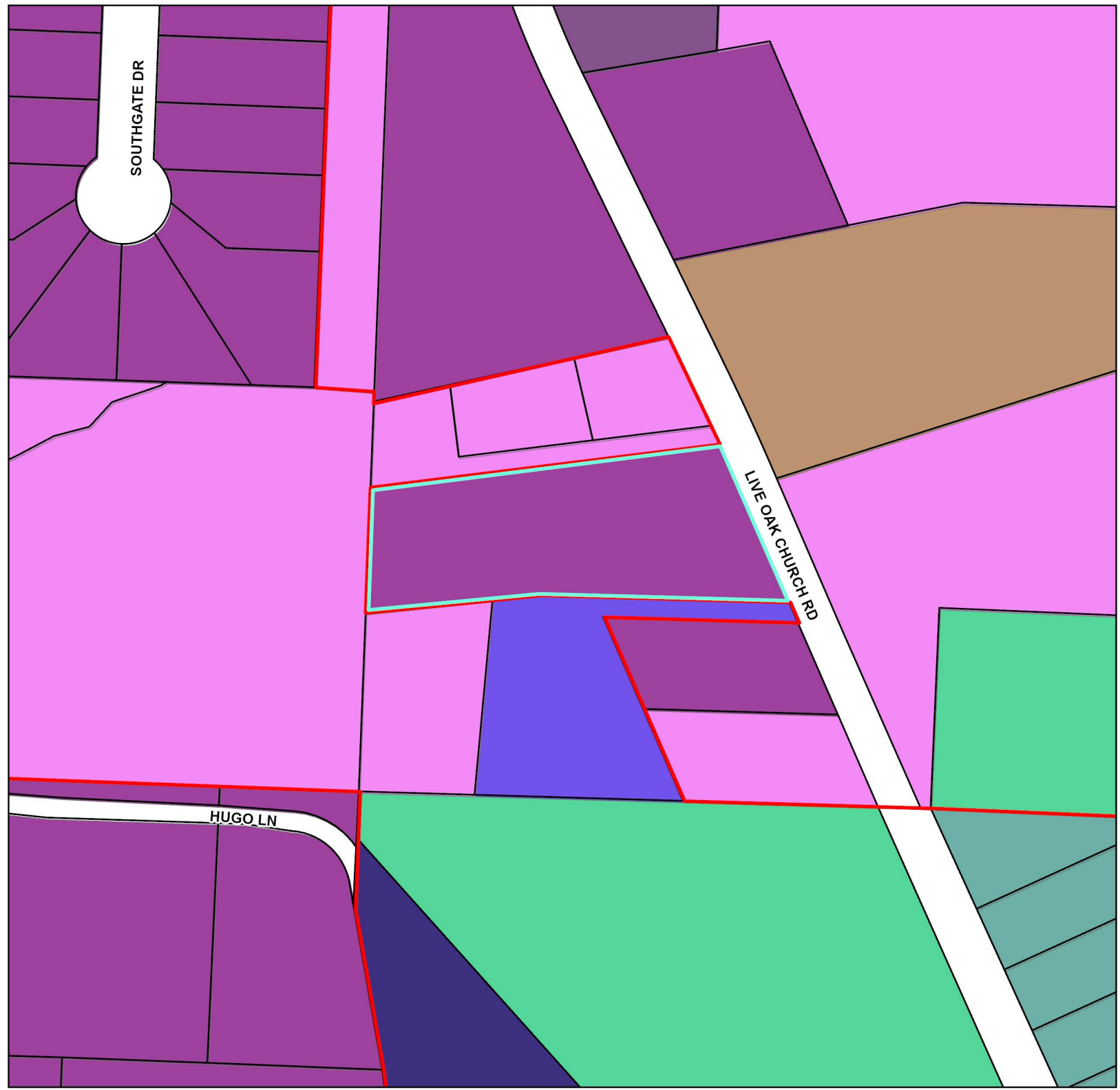
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Feet

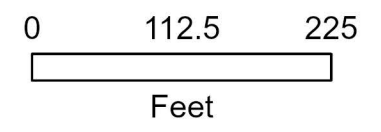
## Legend

-  Subject Parcel(s)
-  City Limits
- Use Description**
-  LIGHT MANUFACTURE
-  MOBILE HOME
-  NO AG ACREAGE
-  OPEN STORAGE
-  SERVICE SHOP
-  SINGLE FAMILY
-  VACANT
-  WAREHOUSE-STORAGE



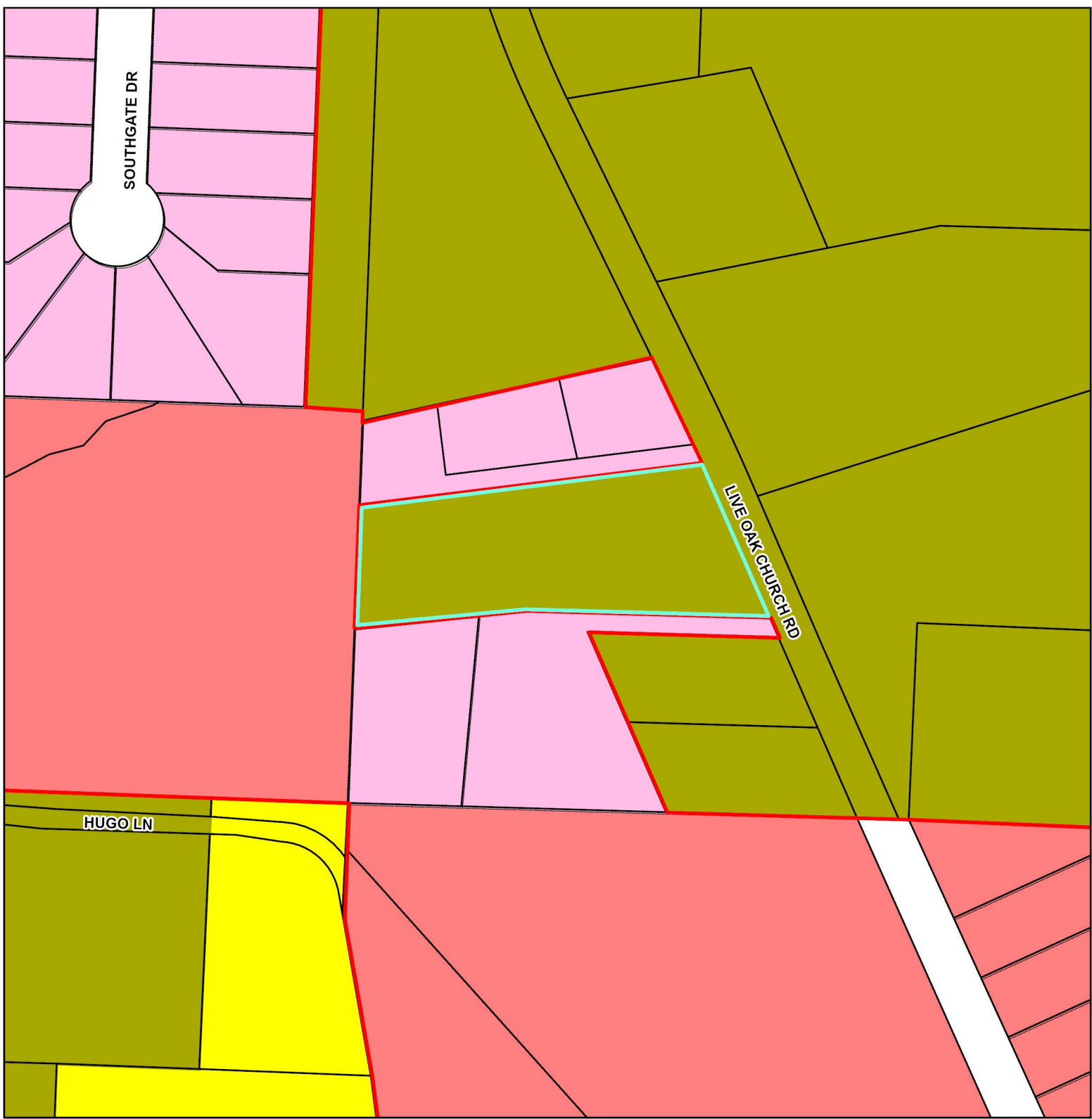
# Current Future Land Use

N



## Legend

- Subject Parcel(s)
- City Limits
- City Future Land Use**
  - Commercial (C)
  - Mixed Use (MU)
- County Future Land Use**
  - Low Density Residential
  - Mixed Use (MU)

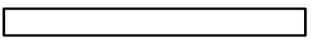


# Current Zoning

N



0 112.5 225




Feet

## Legend

 Subject Parcel(s)

 City Limits

### City Zoning

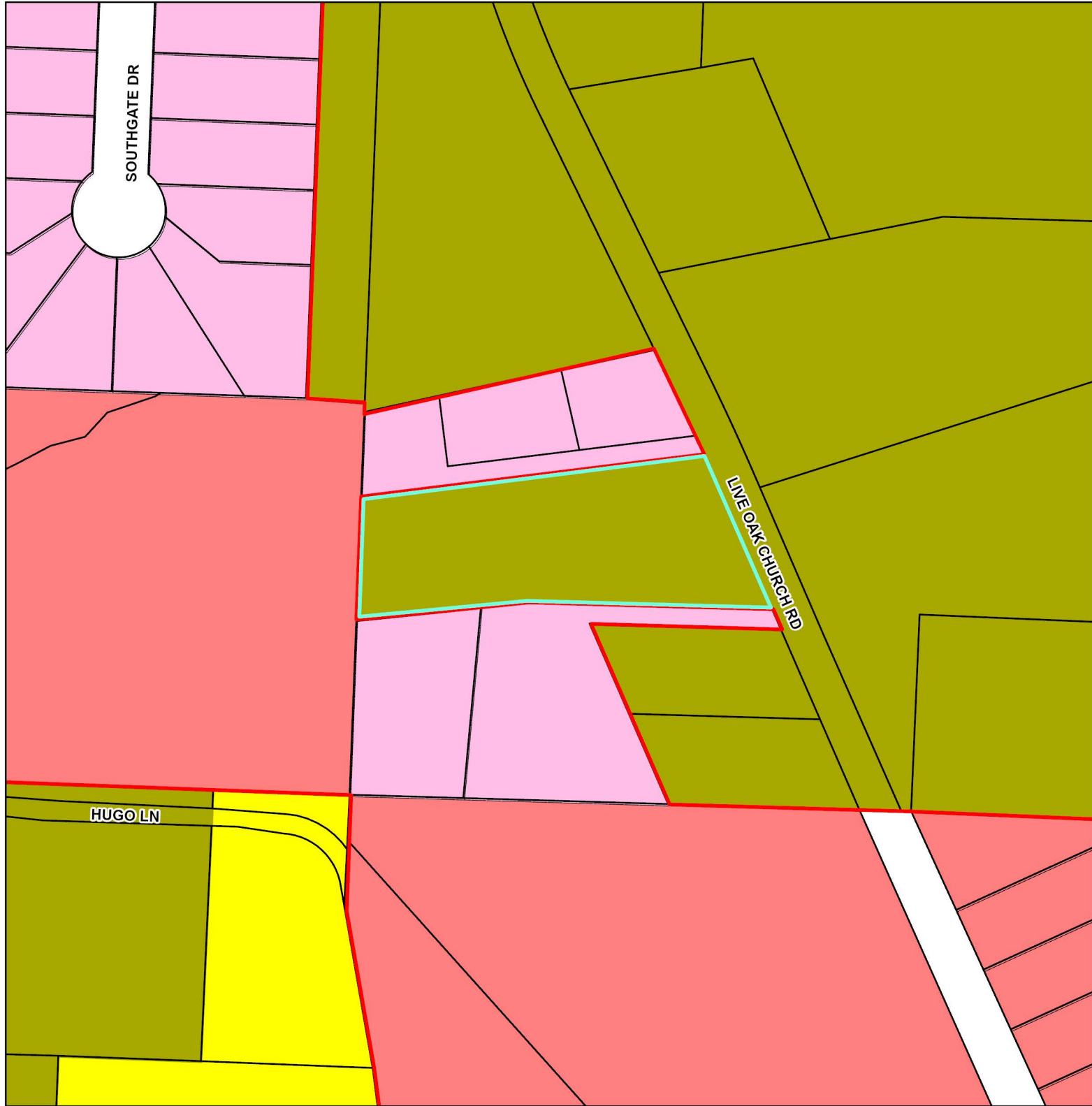
 Mixed Use (MU)

 Commercial (C-1)

### County Zoning

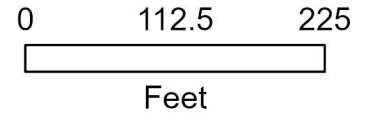
 Residential - 1 (R-1)

 Mixed Use (MU)









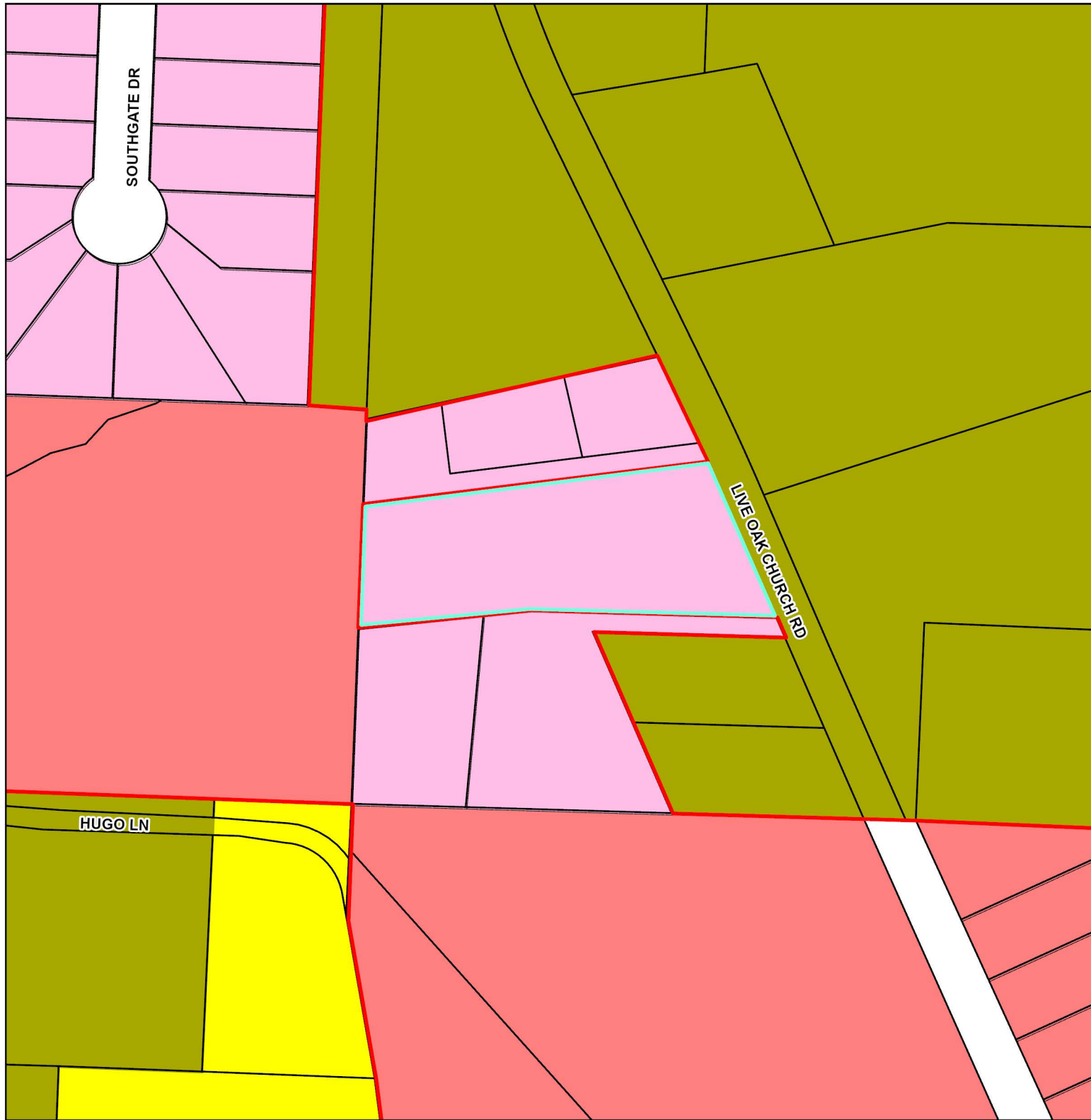
# Proposed Future Land Use

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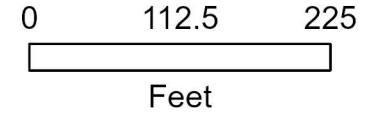
## Legend

-  Subject Parcel(s)
-  City Limits
- City Future Land Use**
  -  Commercial (C)
  -  Mixed Use (MU)
- County Future Land Use**
  -  Low Density Residential (LDR)
  -  Mixed Use (MU)



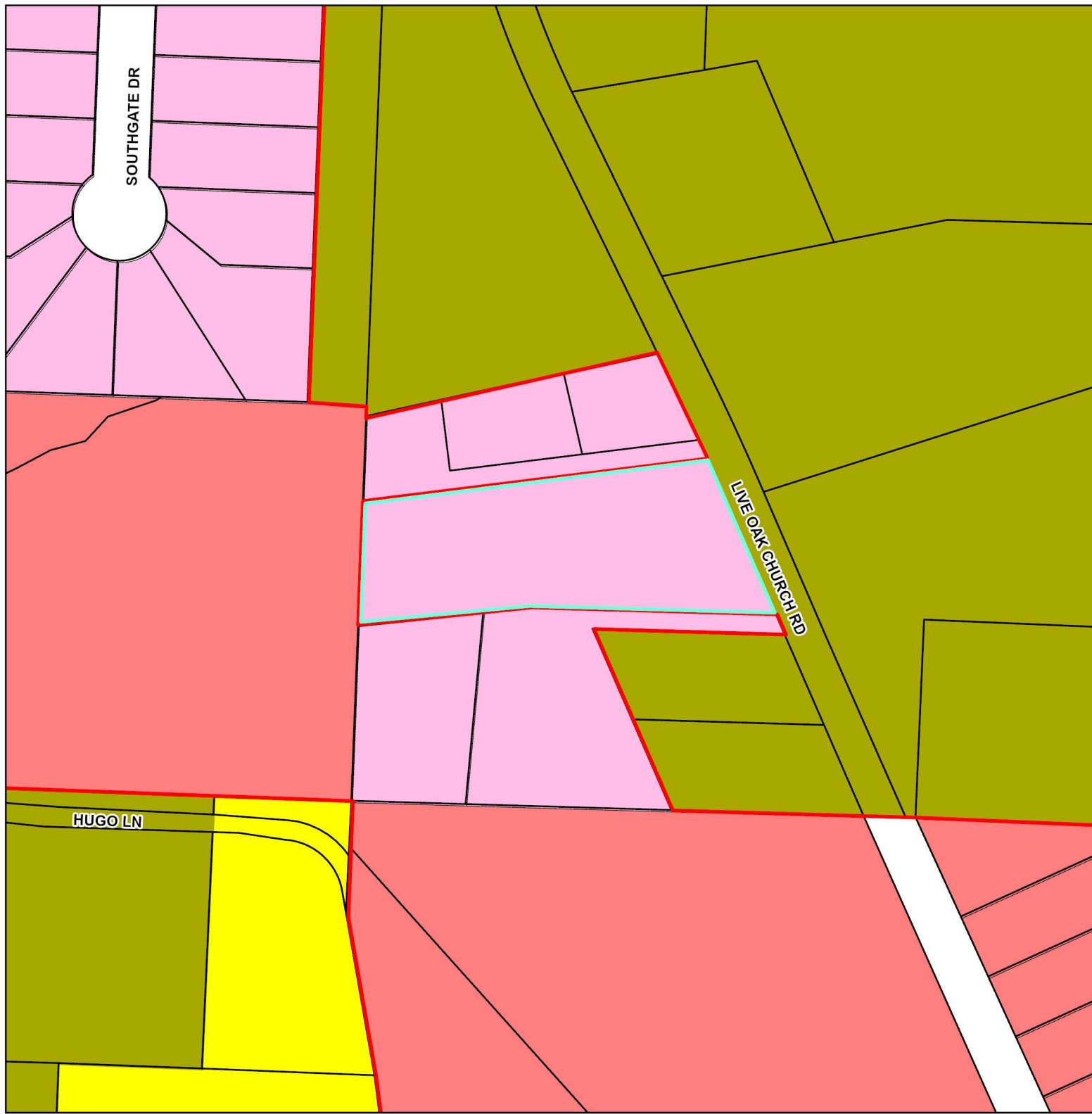
# Proposed Zoning

N



## Legend

- Subject Parcel(s)
- City Limits
- County Zoning**
  - Residential - 1 (R-1)
  - Mixed Use (MU)
- City Zoning**
  - Mixed Use (MU)
  - Commercial (C-1)





# Staff Report

PLANNING AND DEVELOPMENT  
BOARD MEETING DATE: June 1, 2026  
TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board  
CC: City Manager and City Attorney  
FROM: Community Development Services  
DATE: 05/28/2026  
SUBJECT: Ordinance 2024 Live Oak Church Road Comp Plan Amendment

## **BACKGROUND:**

On April 30, 2026 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 4780 Live Oak Church Road.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Mixed-Use.

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 2024 on June 8, 2026 for the first reading.

## **DISCUSSION:**

The property description is as follows:

Property Owner: Toth, Dawn  
Parcel ID: 32-3N-23-0000-0010-0000  
Site Size: 1.36 acres  
Current FLU: Okaloosa County Mixed-Use  
Current Zoning: Okaloosa County Mixed-Use  
Current Land Use: Commercial

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

Direction	FLU	Zoning	Existing Use
North	Mixed-Use (MU)	Mixed-Use (MU)	Vacant
East	Okaloosa County Mixed-Use	Okaloosa County Mixed-Use	Commercial
South	Mixed-Use (MU)	Mixed-Use (MU)	Residential & Vacant
West	Commercial (C)	Commercial Low-Intensity District (C-1)	Vacant

The subject property is currently developed for commercial use and a development application has not been submitted. Based on the requested land-use and zoning designations, the property use will continue as a commercial use.

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

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

Courtesy notices were mailed to property owners within 300 feet of the subject property on May 11, 2026. The property was posted on May 18, 2026. An advertisement ran in the Crestview News Bulletin on May 21 and 28, 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 included in the annexation fees. There is no additional cost of advertising as the comprehensive plan amendment request was included in the advertisement for annexation.

### **RECOMMENDED ACTION**

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 2024.

### **Attachments**

1. Exhibits - Live Oak Church Rd

**ORDINANCE: 2024**

**AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING ITS ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR AUTHORITY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR PURPOSE; PROVIDING FOR CHANGING THE FUTURE LAND USE DESIGNATION FROM OKALOOSA COUNTY MIXED-USE TO MIXED-USE (MU) ON APPROXIMATELY 1.36 ACRES, MORE OR LESS, IN SECTION 32, 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 Okaloosa County Mixed-Use to Mixed-Use (MU) on a parcel of land containing 1.36 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 1.36 acres of land, more or less, from Okaloosa County Mixed-Use to Mixed-Use (MU). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 1.36 acres, more or less, is known as Parcel 32-3N-23-0000-0010-0000 and commonly described as:

A PARCEL OF LAND SITUATED IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; AND BEING A PORTION OF THE PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3292, PAGE 456, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE PURPORTED SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 23

WEST. OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N02°52'32"E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 188.84 FEET TO A ½" IRON ROD WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF AFOREMENTIONED PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3292, PAGE 456, ALSO BEING THE POINT OF BEGINNING; THENCE PROCEED N03°04'08"E ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 131.46 FEET TO A ½" IRON ROD L.B. # 7191; THENCE DEPARTING SAID WEST LINE PROCEED N82°57'58"E A DISTANCE OF 366.61 FEET TO A ½" IRON ROD L.B. # 7191, SAID POINT LYING ON A CURVE ON THE WEST RIGHT-OF-WAY LINE OF LIVE OAK CHURCH ROAD (40' PUBLIC R/W) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2678 PAGE 2118, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 2491.28 FEET; THENCE PROCEED ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'18" FOR A DISTANCE OF 49.50 FEET (CHORD = 49.50 FEET, CHORD BEARING = S23°42'40"E) TO A NAIL & DISC L.B. # 7191; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE PROCEED S23°08'30"E, A DISTANCE OF 135.34 FEET TO A ½" IRON ROD L.B. # 7191 ON AN EXISTING CHAIN-LINK FENCE LINE; THENCE PROCEED WESTERLY ALONG SAID CHAIN-LINK FENCE FOR A DISTANCE OF 444. 7 FEET MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.36 ACRES, MORE OR LESS.

The Mixed-Use (MU) Future Land Use Category is hereby imposed on Parcel 32-3N-23-0000-0010-0000. 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 32-3N-23-0000-0010-0000 thereon.

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

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

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

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

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

Passed and adopted on second reading by the City Council of Crestview, Florida on the 22nd day of June, 2026.

ATTEST:

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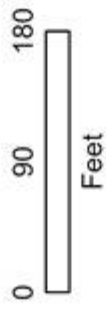
Natasha Peacock  
City Clerk

Approved by me this 22nd day of June, 2026.



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J. B. Whitten  
Mayor

# Adopted Future Land Use



**Legend**

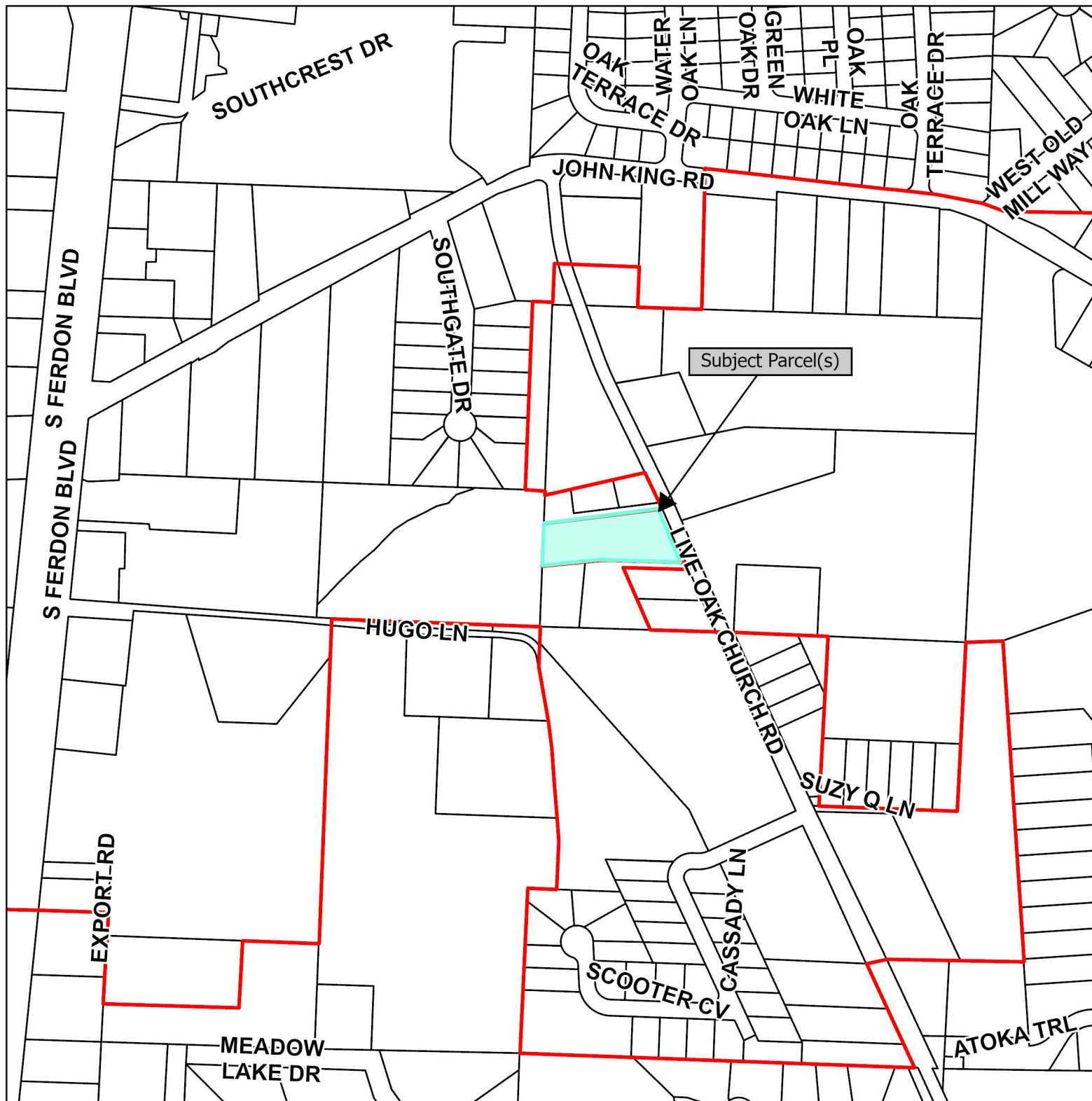
-  Subject Parcel(s)
-  City Limits
- City Future Land Use**
-  Commercial (C)
-  Mixed Use (MU)
- County Future Land Use**
-  Low Density Residential (LDR)
-  Mixed Use (MU)



# Vicinity Map



Not to Scale



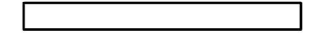
PREPARED BY CITY OF CRESTVIEW  
COMMUNITY DEVELOPMENT SERVICES  
PARCEL INFORMATION PROVIDED BY  
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NAD 1983 STATE PLANE, NORTH ZONE  
U.S. SURVEY FEET

# Existing Use

N













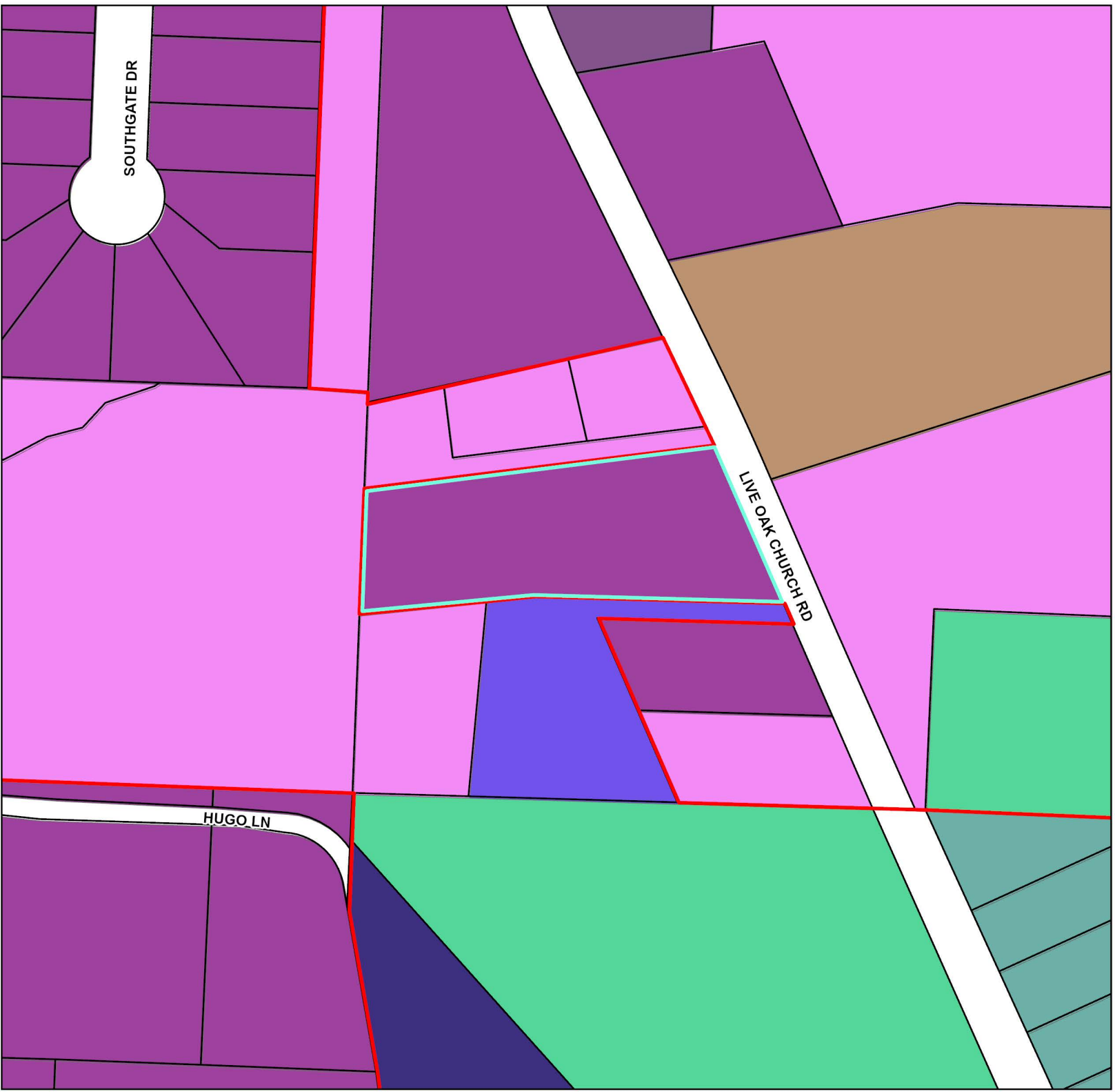
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Feet

## Legend

-  Subject Parcel(s)
-  City Limits
- Use Description**
-  LIGHT MANUFACTURE
-  MOBILE HOME
-  NO AG ACREAGE
-  OPEN STORAGE
-  SERVICE SHOP
-  SINGLE FAMILY
-  VACANT
-  WAREHOUSE-STORAGE

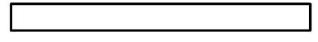


# Current Future Land Use

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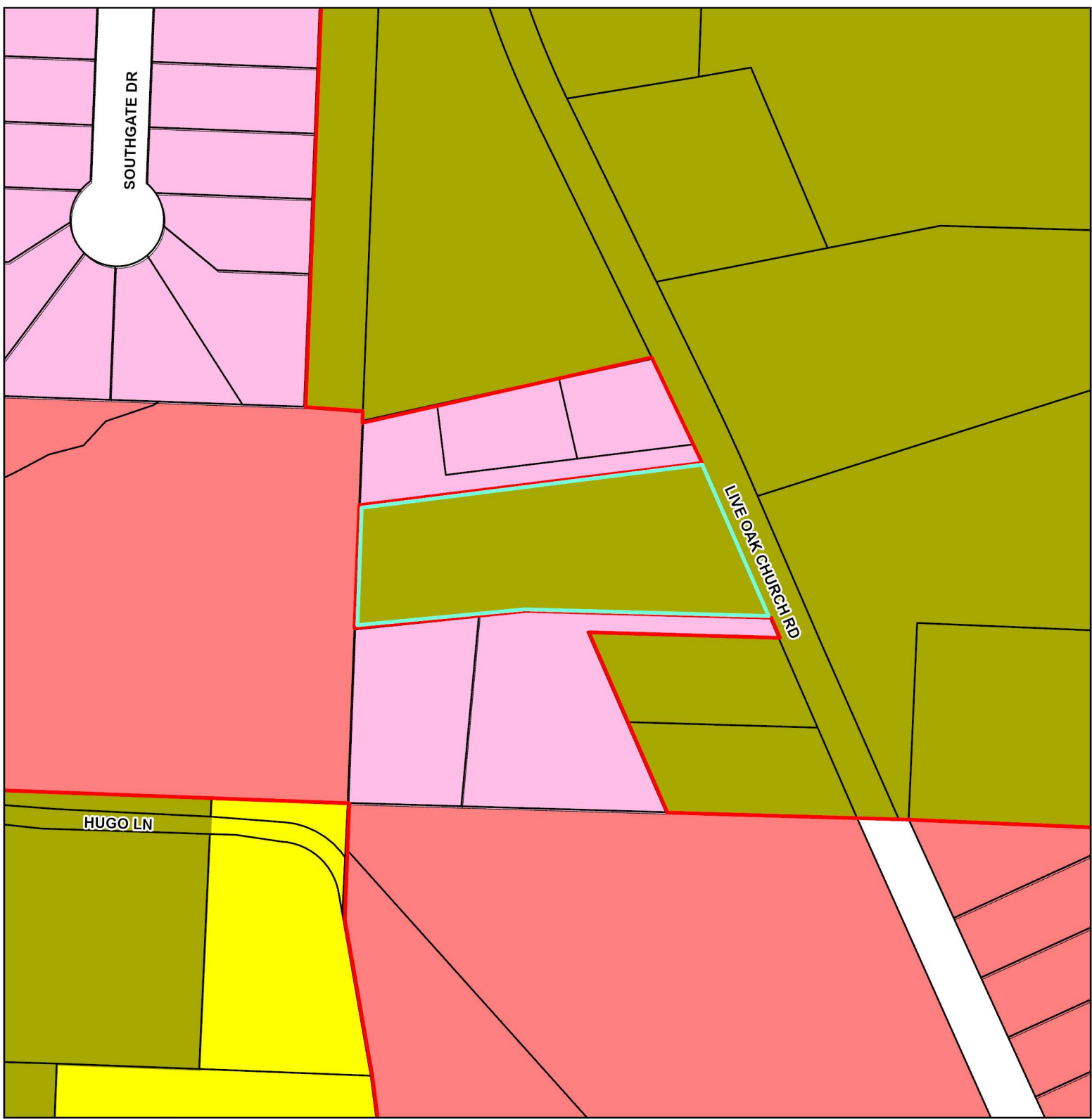
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Feet

## Legend

-  Subject Parcel(s)
-  City Limits
- City Future Land Use**
  -  Commercial (C)
  -  Mixed Use (MU)
- County Future Land Use**
  -  Low Density Residential
  -  Mixed Use (MU)



# Current Zoning

N



0 112.5 225




Feet

## Legend

 Subject Parcel(s)

 City Limits

### City Zoning

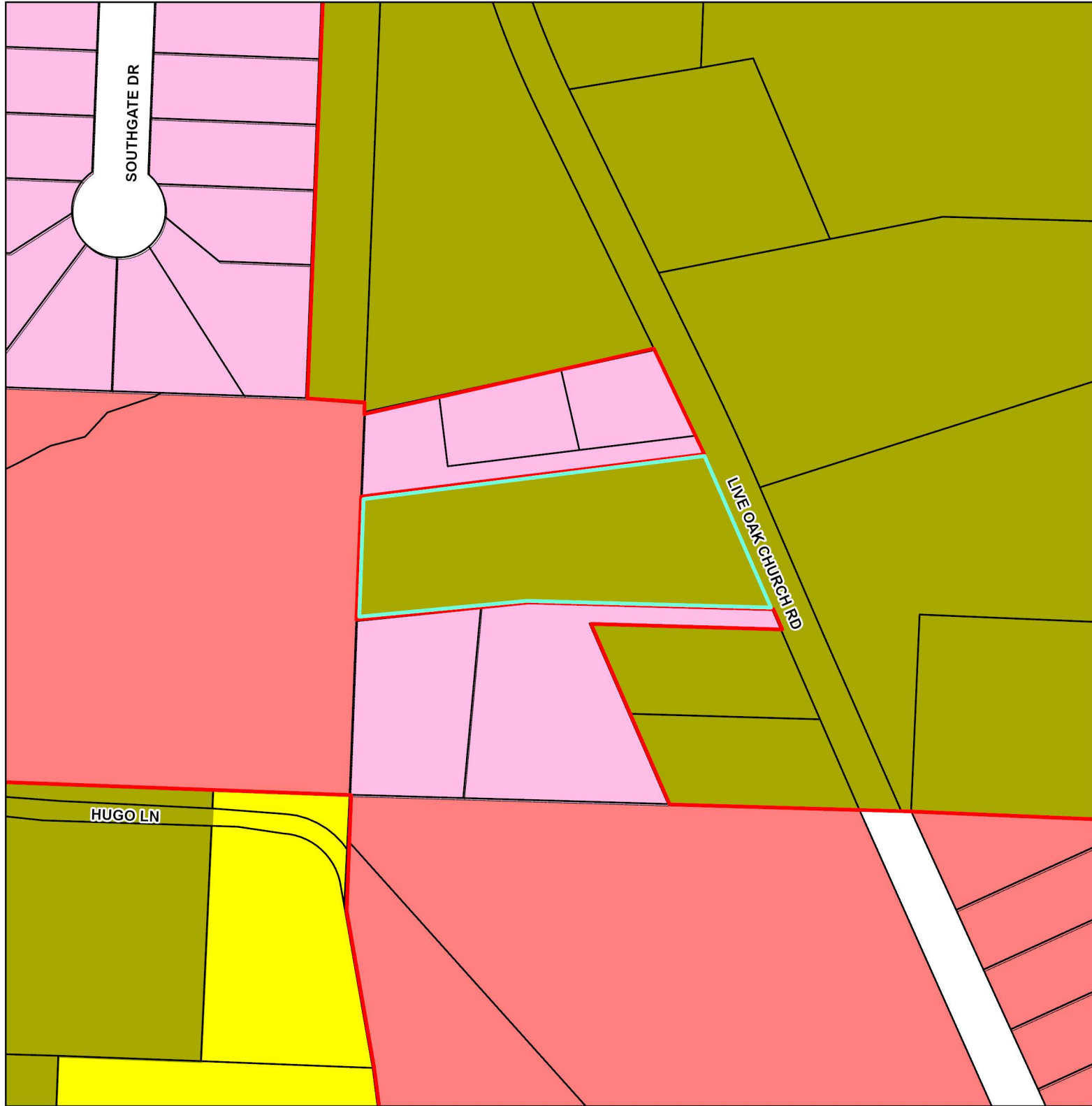
 Mixed Use (MU)

 Commercial (C-1)

### County Zoning

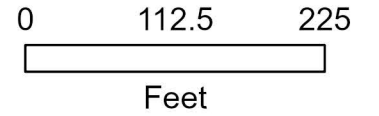
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 Mixed Use (MU)









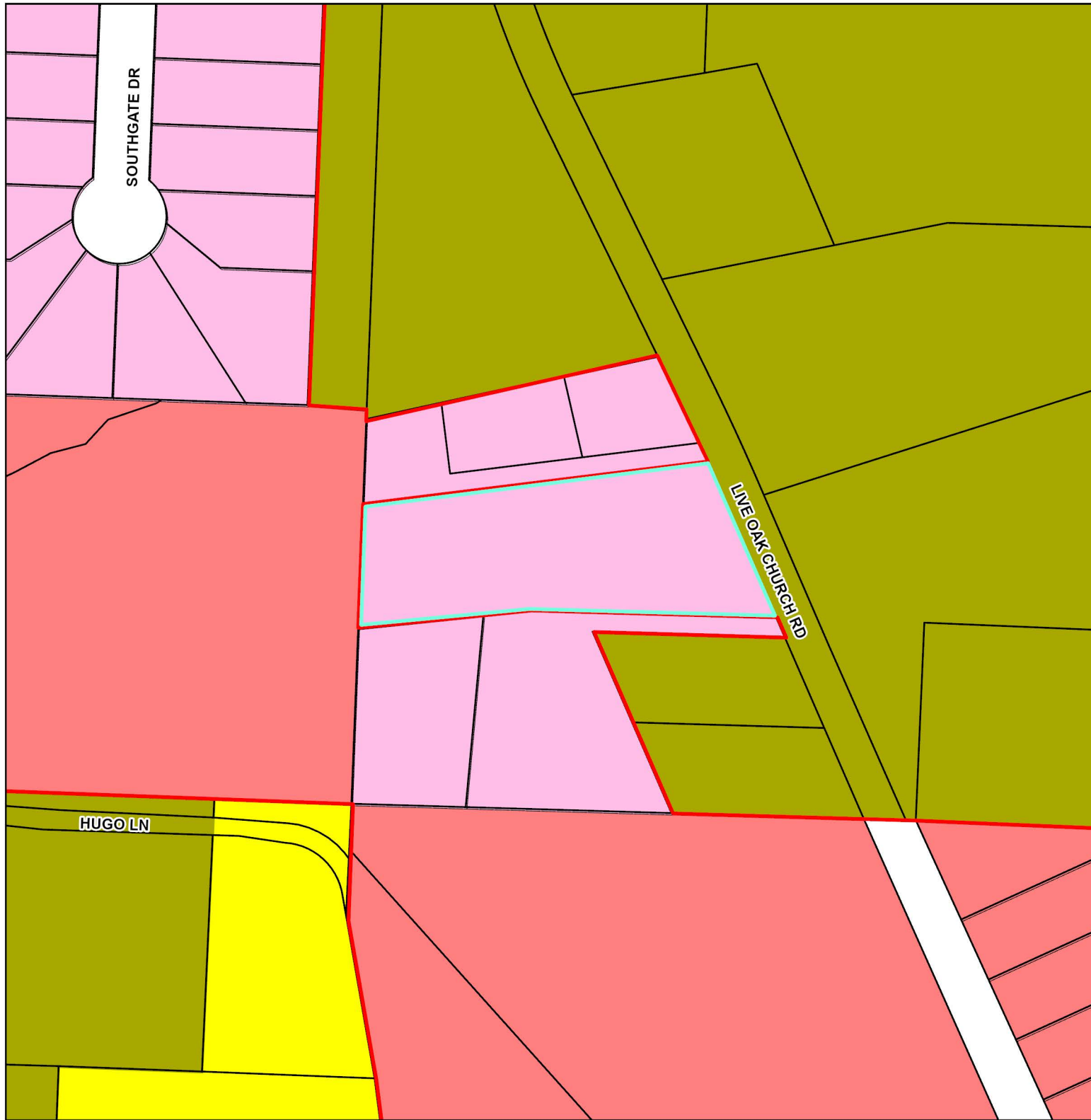
# Proposed Future Land Use

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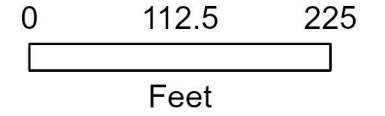
## Legend

-  Subject Parcel(s)
-  City Limits
- City Future Land Use**
  -  Commercial (C)
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- County Future Land Use**
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  -  Mixed Use (MU)



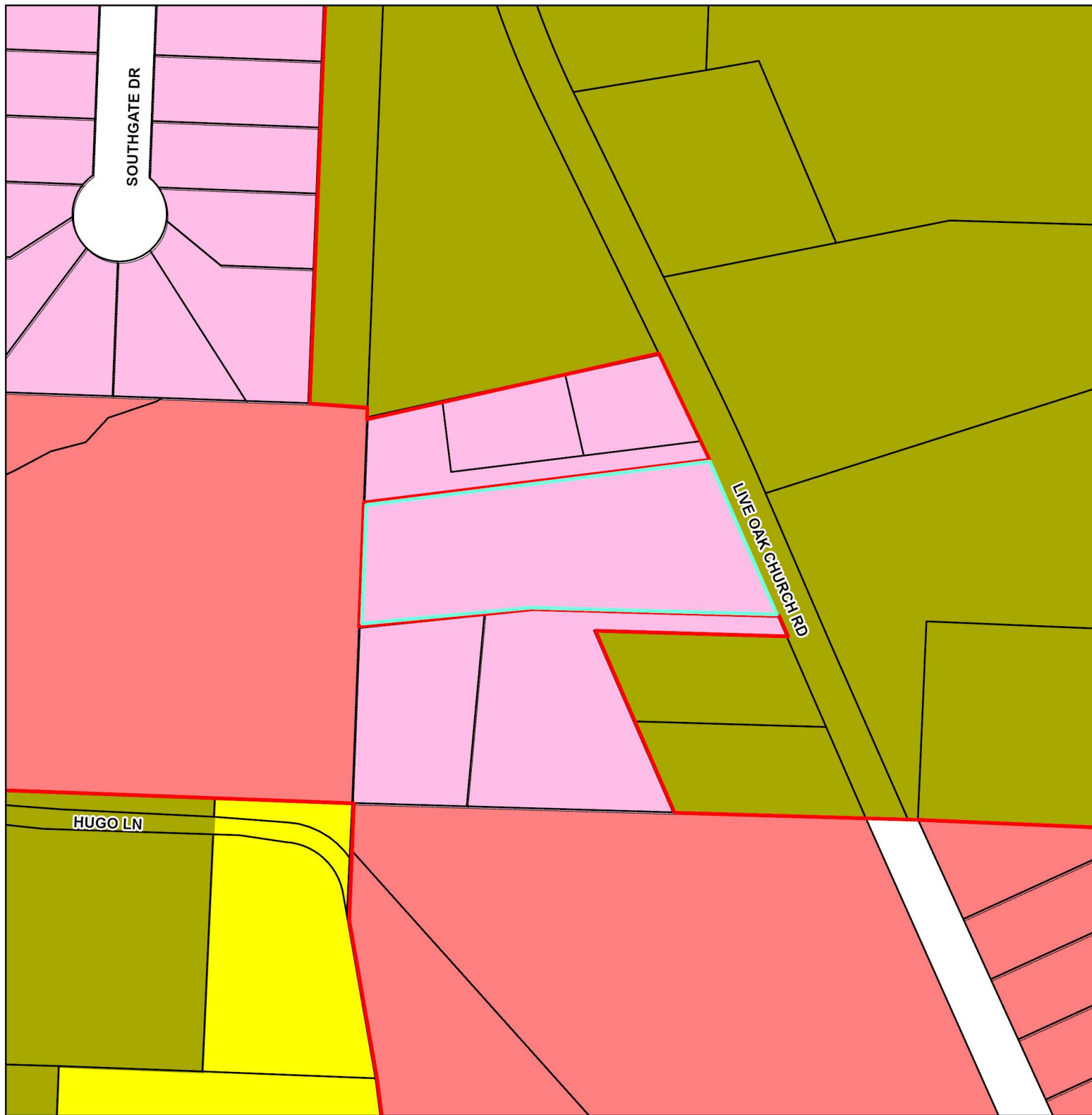
# Proposed Zoning

N



## Legend

-  Subject Parcel(s)
-  City Limits
- County Zoning**
  -  Residential - 1 (R-1)
  -  Mixed Use (MU)
- City Zoning**
  -  Mixed Use (MU)
  -  Commercial (C-1)





# Staff Report

PLANNING AND DEVELOPMENT  
BOARD MEETING DATE: June 1, 2026  
TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board  
CC: City Manager and City Attorney  
FROM: Community Development Services  
DATE: 05/28/2026  
SUBJECT: Ordinance 2025 Live Oak Church Road Rezoning

**BACKGROUND:**

On April 30, 2026 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 4780 Live Oak Church Road.

The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Mixed-Use.

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

The request for rezoning will be presented to City Council via Ordinance 2025 on June 8, 2026 for the first reading.

**DISCUSSION:**

The property description is as follows:

Property Owner: Toth, Dawn  
Parcel ID: 32-3N-23-0000-0010-0000  
Site Size: 1.36 acres  
Current FLU: Okaloosa County Mixed-Use  
Current Zoning: Okaloosa County Mixed-Use  
Current Land Use: Commercial

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

Direction	FLU	Zoning	Existing Use
North	Mixed-Use (MU)	Mixed-Use (MU)	Vacant
East	Okaloosa County Mixed-Use	Okaloosa County Mixed-Use	Commercial
South	Mixed-Use (MU)	Mixed-Use (MU)	Residential & Vacant
West	Commercial (C)	Commercial Low-Intensity District (C-1)	Vacant

The subject property is currently developed for commercial use and a development application has not been submitted. Based on the requested land-use and zoning designations, the property use will continue as a commercial 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 May 11, 2026. The property was posted on May 18, 2026. An advertisement ran in the Crestview News Bulletin on May 21 and 28, 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 are included in the annexation fees. There is no additional cost of advertising as the rezoning request was included in the advertisement for annexation.

## **RECOMMENDED ACTION**

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 2025.

## **Attachments**

1. Exhibits - Live Oak Church Rd

**ORDINANCE: 2025**

**AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 1.36 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED-USE 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 the City of Crestview Land Development Code.

**SECTION 2 – PROPERTY REZONED.** The following described 1.36 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 1.36 acres, more or less, being formerly zoned Okaloosa County Mixed-Use with the Mixed-Use (MU) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 2024, is hereby rezoned to Mixed-Use (MU) to wit:

**PIN # 32-3N-23-0000-0010-0000**

A PARCEL OF LAND SITUATED IN SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; AND BEING A PORTION OF THE PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3292, PAGE 456, OF THE PUBLIC RECORDS OF OKALOOSA COUNTY, FLORIDA; ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION MARKING THE PURPORTED SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 23 WEST, OKALOOSA COUNTY, FLORIDA; THENCE PROCEED N02°52'32"E ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 188.84 FEET TO A ½" IRON ROD WITH NO IDENTIFICATION MARKING THE SOUTHWEST CORNER OF AFOREMENTIONED PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 3292, PAGE 456, ALSO BEING THE POINT OF BEGINNING; THENCE PROCEED N03°04'08"E ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 131.46 FEET TO A ½" IRON ROD L.B. # 7191; THENCE DEPARTING SAID WEST LINE PROCEED N82°57'58"E A DISTANCE OF 366.61 FEET TO A ½" IRON ROD L.B. # 7191, SAID POINT LYING ON A CURVE ON THE WEST RIGHT-OF-WAY LINE OF LIVE OAK CHURCH ROAD (40' PUBLIC R/W) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2678 PAGE 2118, SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 2491.28 FEET; THENCE PROCEED ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'18" FOR A DISTANCE OF 49.50 FEET (CHORD = 49.50 FEET, CHORD BEARING = S23°42'40"E) TO A NAIL & DISC L.B. # 7191; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE PROCEED S23°08'30"E, A DISTANCE OF 135.34 FEET TO A ½" IRON ROD L.B. # 7191 ON AN EXISTING CHAIN-

LINK FENCE LINE; THENCE PROCEED WESTERLY ALONG SAID CHAIN-LINK FENCE FOR A DISTANCE OF 444. 7 FEET MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.36 ACRES, MORE OR LESS.

**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 # 2024 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 22nd day of June, 2026.

ATTEST:

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Natasha Peacock  
City Clerk

Approved by me this 22nd day of June, 2026.

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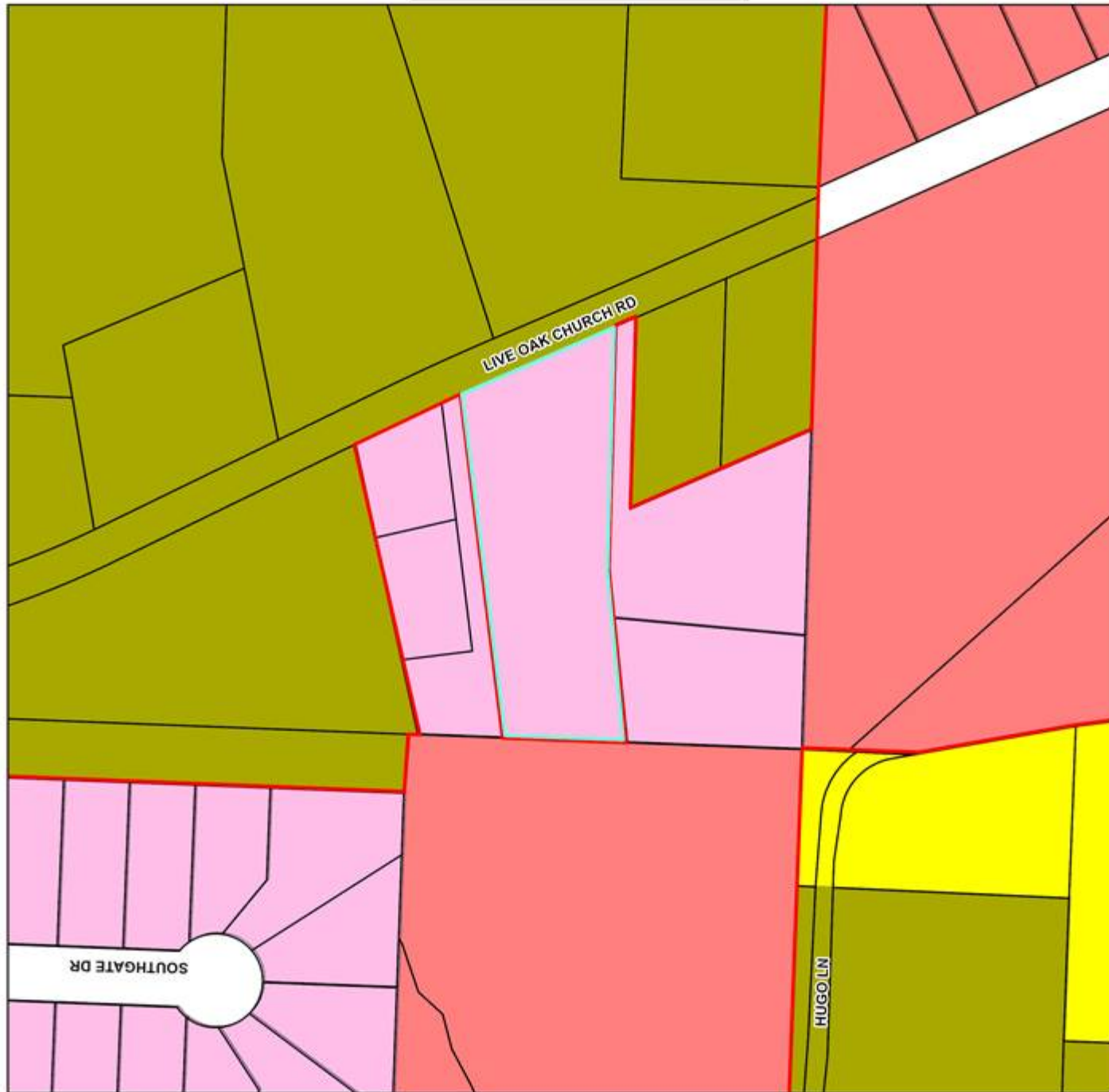
J. B. Whitten  
Mayor

# Adopted Zoning



**Legend**

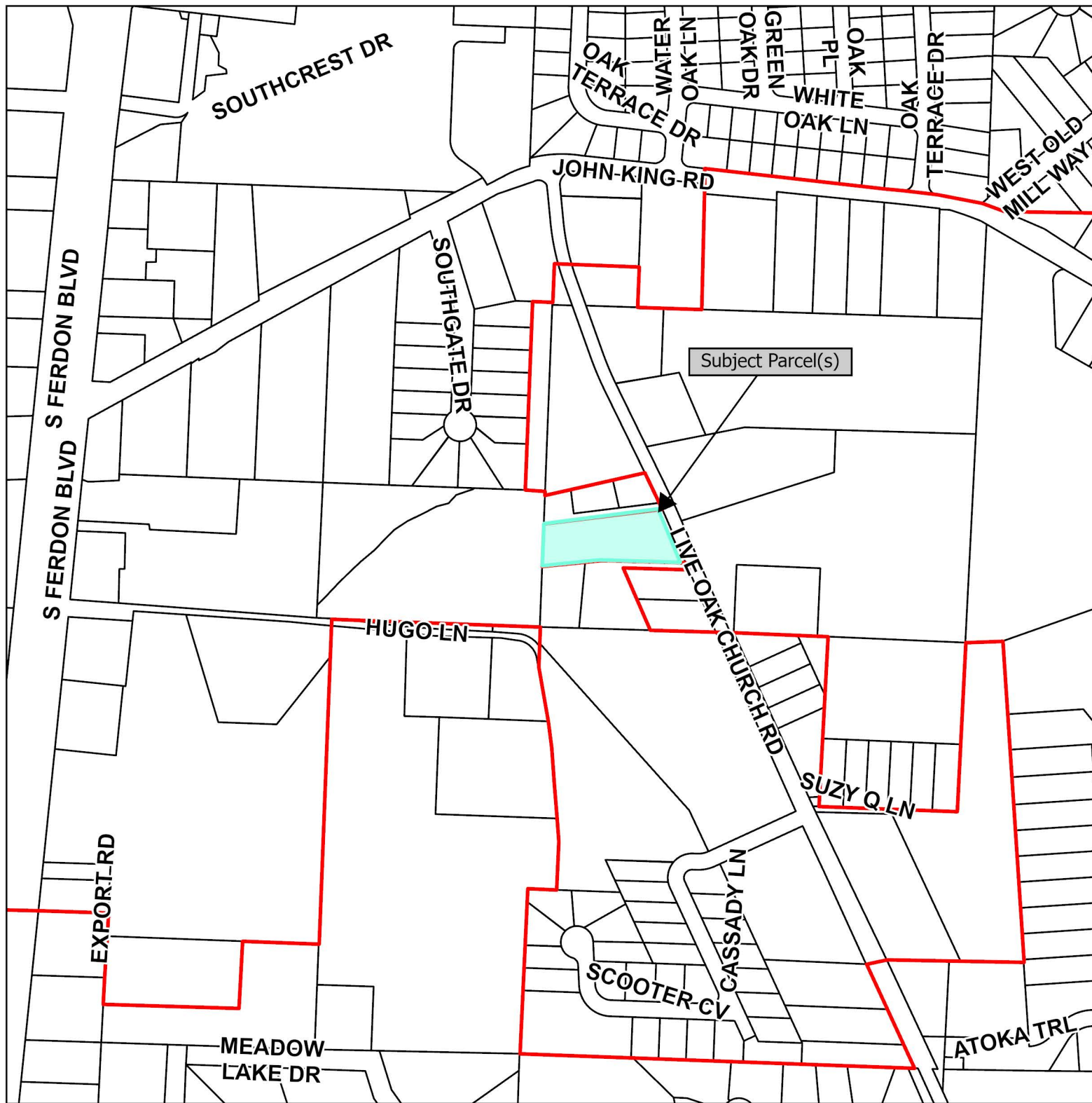
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- City Limits [red outline box]
- County Zoning**
  - Residential - 1 (R-1) [yellow box]
  - Mixed Use (MU) [olive green box]
- City Zoning**
  - Mixed Use (MU) [pink box]
  - Commercial (C-1) [red box]



# Vicinity Map



Not to Scale



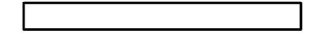
PREPARED BY CITY OF CRESTVIEW  
COMMUNITY DEVELOPMENT SERVICES  
PARCEL INFORMATION PROVIDED BY  
OKALOOSA COUNTY GIS DEPARTMENT  
NAD 1983 STATE PLANE, NORTH ZONE  
U.S. SURVEY FEET Page 64 of 69

# Existing Use

N













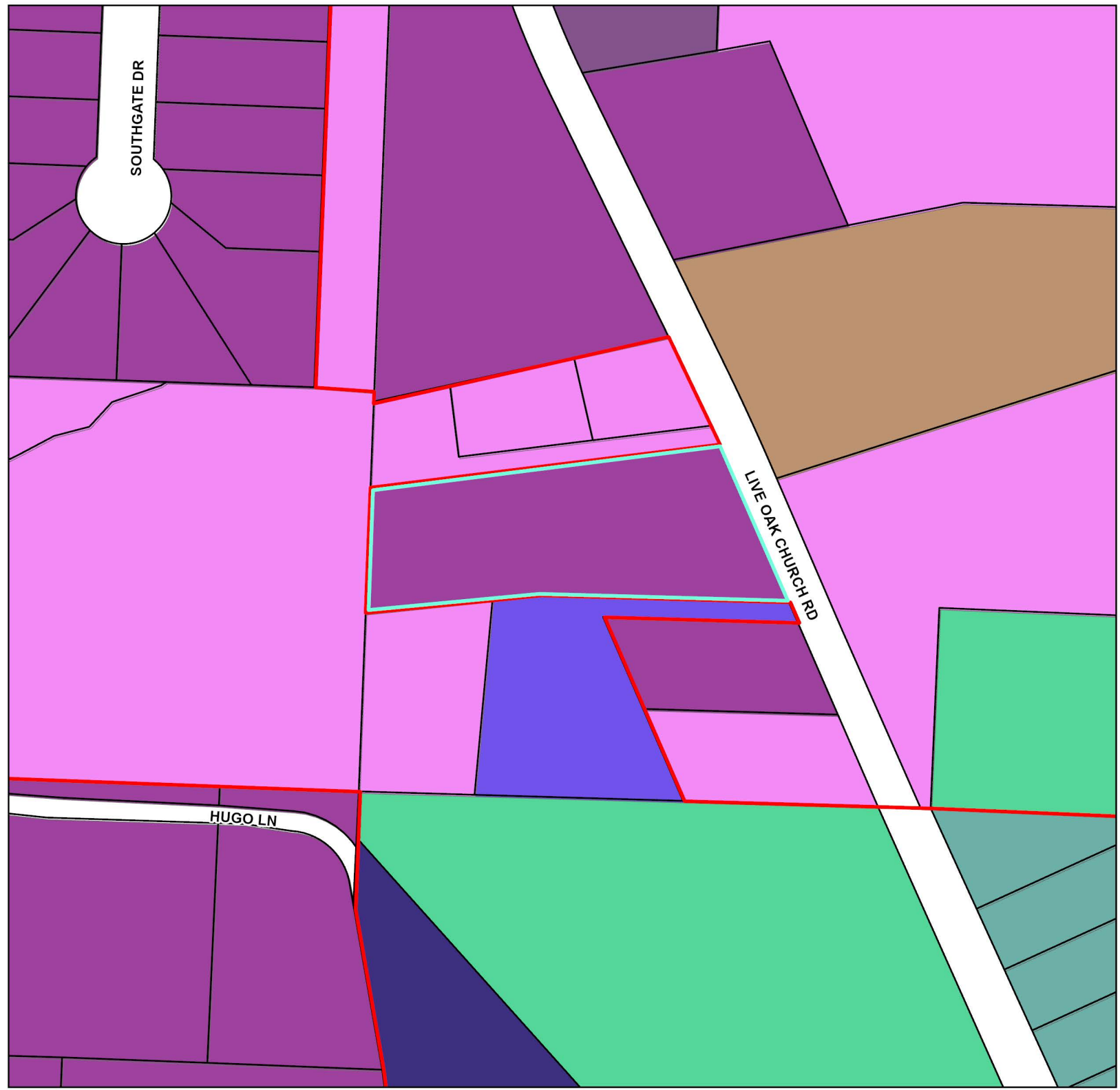
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Feet

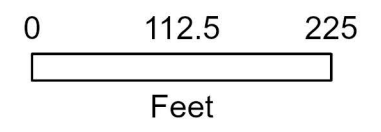
## Legend

-  Subject Parcel(s)
-  City Limits
- Use Description**
-  LIGHT MANUFACTURE
-  MOBILE HOME
-  NO AG ACREAGE
-  OPEN STORAGE
-  SERVICE SHOP
-  SINGLE FAMILY
-  VACANT
-  WAREHOUSE-STORAGE



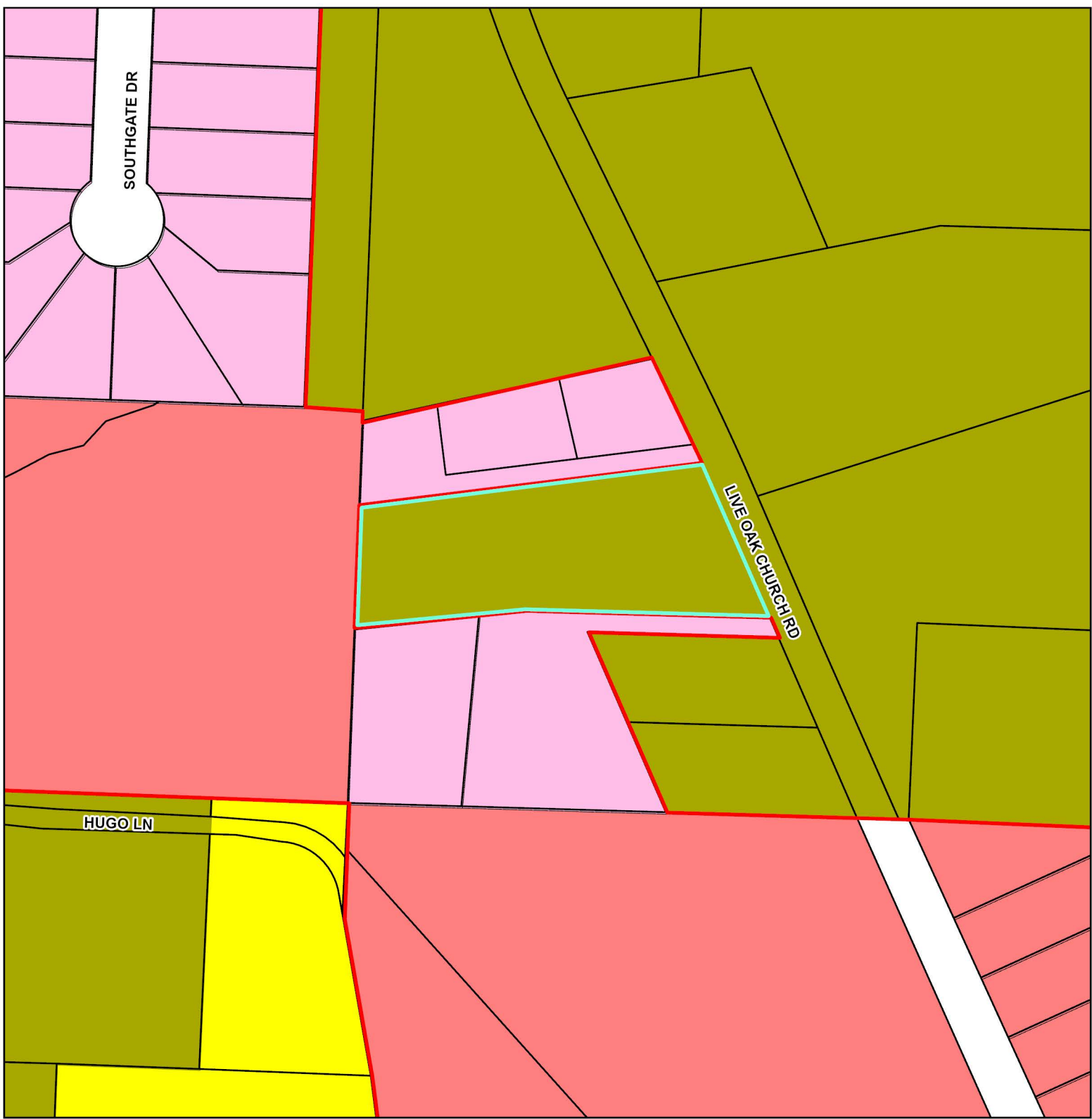
# Current Future Land Use

N



## Legend

- Subject Parcel(s)
- City Limits
- City Future Land Use**
  - Commercial (C)
  - Mixed Use (MU)
- County Future Land Use**
  - Low Density Residential
  - Mixed Use (MU)



# Current Zoning

N



0 112.5 225



Feet

## Legend

 Subject Parcel(s)

 City Limits

### City Zoning

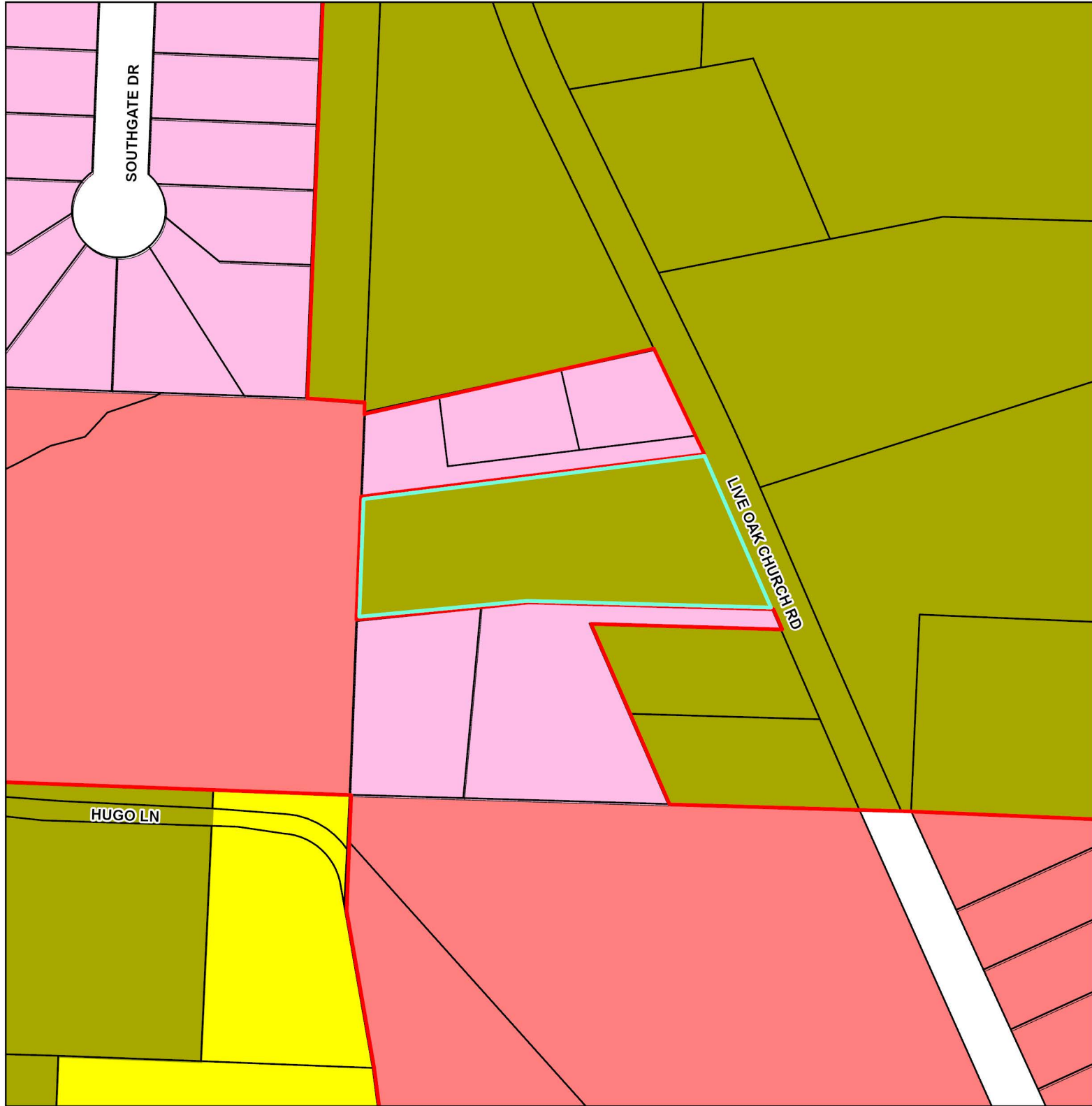
 Mixed Use (MU)

 Commercial (C-1)

### County Zoning

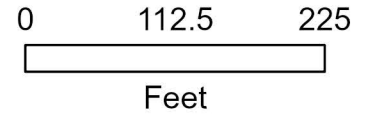
 Residential - 1 (R-1)

 Mixed Use (MU)









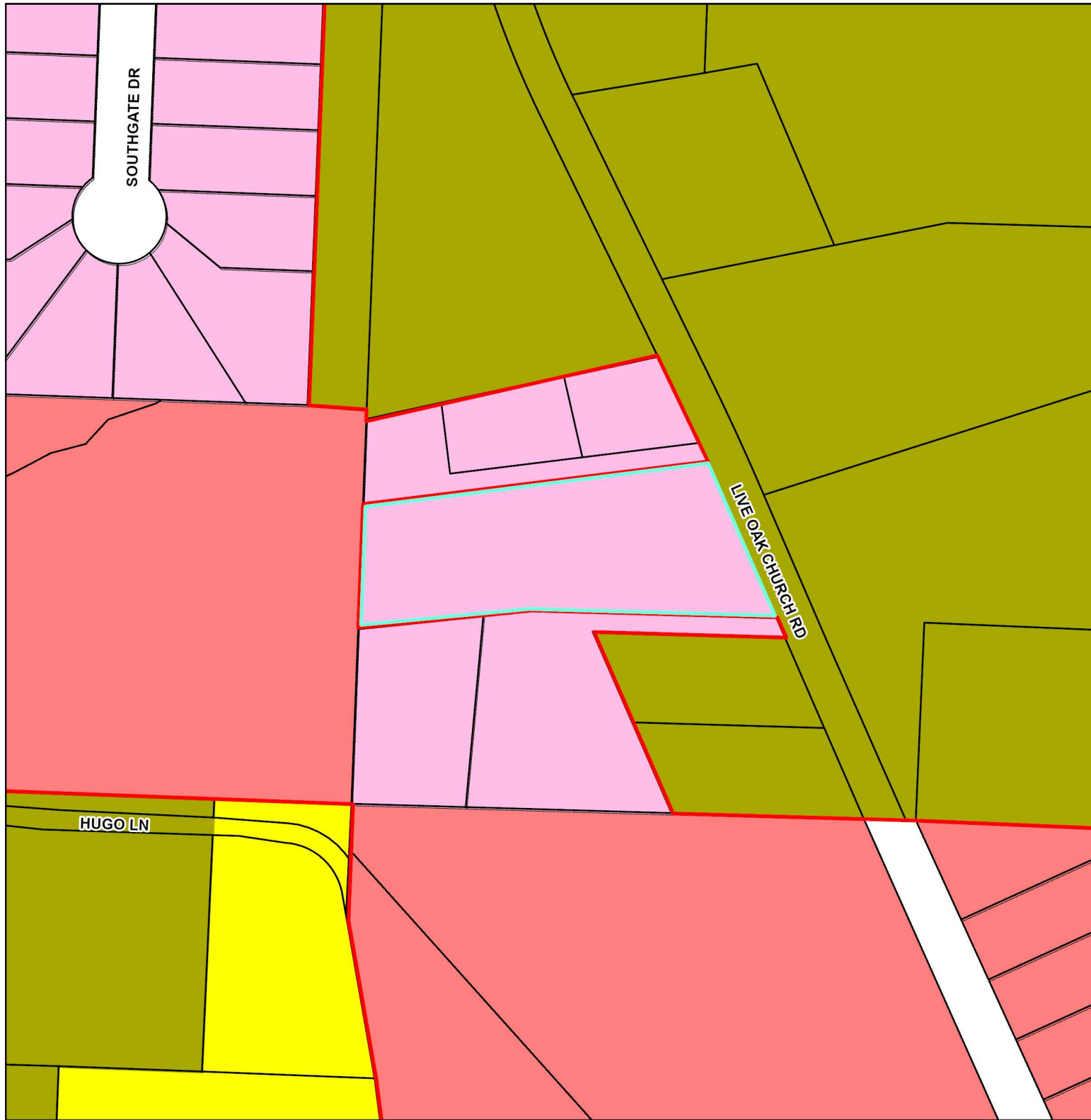
# Proposed Future Land Use

N



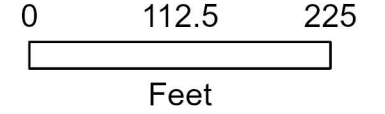
## Legend

-  Subject Parcel(s)
-  City Limits
- City Future Land Use**
  -  Commercial (C)
  -  Mixed Use (MU)
- County Future Land Use**
  -  Low Density Residential (LDR)
  -  Mixed Use (MU)



# Proposed Zoning

N



## Legend

-  Subject Parcel(s)
-  City Limits
- County Zoning**
  -  Residential - 1 (R-1)
  -  Mixed Use (MU)
- City Zoning**
  -  Mixed Use (MU)
  -  Commercial (C-1)

