CITY of CRESTVIEW

CITY COUNCIL

CITY COUNCIL REGULAR MEETING
June 22, 2026
6:00 PM
COUNCIL CHAMBERS

1. **Call to Order**
2. **Invocation, Pledge of Allegiance**
   - 2.1. Mr. Ed Mitchell
3. **Open Policy Making and Legislative Session**
4. **Approve Agenda**
5. **Presentations and Reports**
   - 5.1. Crestview Proud Award
   - 5.2. City of Crestview Certificate of Excellence in Communications (FMCA)
   - 5.3. Community Engagement Certificate of Recognition
6. **Consent Agenda**
   - 6.1. Task Order-Well #11 Design
   - 6.2. Task Order- Lift Station #12 Upgrade
   - 6.3. Ardurra Task Order- Lift Station 81 & 9
   - 6.4. Garden St Signal CEI
   - 6.5. Utility Bore Agreement with FG&A
   - 6.6. Interlocal PSAP Agreement
   - 6.7. Lead Contract Agreement for Interagency Info Sharing
7. **Public Hearings / Ordinances on Second Reading**
   - 7.1. Ordinance 2021 Antioch Road Comp Plan Amendment
   - 7.2. Ordinance 2022 Antioch Road Rezoning

7.3. Ordinance 2023 Live Oak Church Road Annexation

7.4. Ordinance 2024 Live Oak Church Road Comp Plan Amendment

7.5. Ordinance 2025 Live Oak Church Road Rezoning

8. Ordinances on First Reading

9. Resolutions

9.1. 2026-13 Budget Resolution

9.2. 2026-14 Fee Schedule — Amendment

9.3. 2026-15 CDBG Annual Action Plan Approval

10. Action Items

10.1. Acceptance of Bypass Parcel from Okaloosa County

11. City Clerk Report

12. City Manager Report

12.1. Financial Update - Finance Director

12.2. City Manager Updates

13. Comments from the Mayor and Council

14. Comments from the Audience

15. Adjournment

The Presentations section is for items that were submitted by a citizen or group of Citizens no later than the Wednesday 2 weeks prior to the meeting to the Clerk's office for approval. These items will be scheduled under the section titles Presentations and Reports. Supporting documents must be submitted at this time to be on the regular agenda. All Action Items are for staff and elected officials only and must be submitted for approval no later than Wednesday 10 days prior to the meeting. Those not listed on the regular agenda who wish to address the council should fill out a white card. The card must be submitted to the Mayor or Mayor Pro Tem. Speaking time should be three minutes or less, large groups may designate a spokesperson. All remarks should be addressed to the Council as a whole and not to individual members. 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 Peacock, City Clerk at cityclerk@cityofcrestview.org or 850-628-1560 option 2 within 48 hours of the scheduled meeting. Any invocation that is offered before the official start of the City Council meeting shall be the voluntary offering of a private person, to and for the benefit of the City Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious beliefs or views of this, or any other speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered. A person may exit the City Council Chambers and return upon completion of the opening invocation if a person does not wish to participate in or witness the opening invocation.

CITY OF CRESTVIEW Item # 5.1.

Staff Report

CITY COUNCIL MEETING DATE: June 22, 2026
TYPE OF AGENDA ITEM: Presentation

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Jessica Leavins, City Manager
DATE:	06/18/2026
SUBJECT:	Crestview Proud Award

BACKGROUND:

Councilman Echols initiated the Crestview Proud Award in Spring 2026; the City Council unanimously supported it. This award is intended to recognize and celebrate our residents who, through demonstrated acts of service and spirit, make Crestview a better place.

DISCUSSION:

The inaugural recipient of this award will be the Friends Taking Care of Friends group, Ms Deadra Wilson, and Katrina Raines. This group serves the community once a month, on the third Friday, by providing meals to anyone in need. This act of kindness, spearheaded by Ms. Raines, began during last year's government shutdown to ensure those most affected had the opportunity to receive a free hot meal. During the government shutdown, they hosted these events weekly. This program is run on the generous donations of the community.

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.

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

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

There is no financial impact to this presentation.

RECOMMENDED ACTION

N/A

Attachments

None

CITY OF CRESTVIEW Item # 5.2.

Staff Report

CITY COUNCIL MEETING DATE: June 22, 2026
TYPE OF AGENDA ITEM: Presentation

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	
DATE:	06/18/2026
SUBJECT:	City of Crestview Certificate of Excellence in Communications (FMCA)

BACKGROUND:

The certificate, awarded by the Florida Municipal Communicators Association (FMCA), highlights communications offices that effectively utilize tools, resources, and technology to inform and connect with their communities. Local government entities must submit proof of exemplary work, training, and participation in FMCA programming, along with meeting specific communication rubrics in order to qualify.

DISCUSSION:

Our Public Information Officer, Shae Bonifacio, was presented with this certificate during the annual conference in May. During this presentation, the public information team will be recognized for their accomplishment. This is the first year the City of Crestview has received this award.

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.

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

Communication- To engage, inform and educate public and staff

Quality of Life- these areas focus on the overall experience when provided by the city.
Community Character- Promote desirable growth with a hometown atmosphere

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

There is no financial impact to the presentation of this award.

RECOMMENDED ACTION

N/A

Attachments

None

Staff Report

CITY COUNCIL MEETING DATE: June 22, 2026
TYPE OF AGENDA ITEM: Presentation

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	
DATE:	06/18/2026
SUBJECT:	Community Engagement Certificate of Recognition

BACKGROUND:

Our Public Information team is comprised of two staff members: a full-time Public Information Officer and a part-time Community Engagement Coordinator.

DISCUSSION:

Shae Bonafacio, our Public Information Officer, will provide a certificate of recognition to the Community Engagement Coordinator, Jayla Fitts, for her contributions to the team over this last year.

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.

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

Communication- To engage, inform and educate public and staff

Quality of Life- these areas focus on the overall experience when provided by the city.
Community Character- Promote desirable growth with a hometown atmosphere

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

There is no financial impact for this presentation.

RECOMMENDED ACTION

N/A

Attachments

None

CITY OF CRESTVIEW Item # 6.1.

Staff Report

CITY COUNCIL MEETING DATE: June 22, 2026
TYPE OF AGENDA ITEM: Action Item

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Allen Hallford, Kyle Lusk, Carlos Jones, Director
DATE:	06/18/2026
SUBJECT:	Task Order-Well #11 Design

BACKGROUND:

We currently have six wells pumping into the City's water distribution system. This will be the seventh well online, since wells #1 and #2 were decommissioned in the past. The Southwest Crestview Bypass (Enzor Rd) connects Antioch Rd, I-10, Hwy 85, and Hwy 90. The City has added a water line and water tower in this area to serve Pineview K-8 School and future development.

DISCUSSION:

This project is in the City's top-priority area in our growth strategy due to its location off the Enzor Rd bypass and adjacent to Pineview School. This well, once constructed, will provide capacity for future growth in the south-east Crestview area. This well will be co-located with Tower #7 and be similar in appearance to Well #8 located on Whitehurst Ln.
Barge designed Tower #7 and is working on an overall water supply model for the City; therefore, for consistency, the design of the well was tasked to them.

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

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

Opportunity- Promote an environment that encourages economic and educational opportunity

FINANCIAL IMPACT

The Barge task order is for Design, Permitting, Funding assistance, and Bid services. The cost is $178,500. This was budgeted in the 2025-2026 Water capital budget 440-1633-533.63-00.

RECOMMENDED ACTION

Staff respectfully requests a motion to approve the Barge task order for well #11.

Attachments

1. Crestview-TO 2026-05 -Well Number 11- June 2026

This Task Order is made as of the date last signed below by and between City of Crestview (**Client**) and Barge Design Solutions, Inc. (**Barge**) for the **Well Number 12** (Project) in accordance with the terms and conditions of the Professional Engineering Continuing Services Contract (Agreement) dated April 6, 2026, all of which terms and conditions are incorporated herein by reference.

The Project is described in **Exhibit A – Scope of Services**, attached.

For performance of the Project authorized under this Task Order, **City** agrees to pay **Barge** for time worked on the project by various personnel plus applicable outside services and other expenses properly charged to the project in accordance with **Exhibit B – Schedule of Standard Charges** dated April 16, 2026. The Not to Exceed budget to perform the scope of work as defined in **Exhibit A** is estimated to be $178,500. The budget status will be summarized monthly in our progress report and invoice submittal.

City of Crestview, Florida	Barge Design Solutions, Inc.
By:	By:
Printed Name:	Printed Name: Kevin W. Kennoy, P.E.
Title:	Title: Vice President
Address:	Address: 120 Richard Jacskon Blvd, Suite 200A Panama City Beach, Florida 32407
Date Signed:	Date Signed: June 15, 2026

Barge Design Solutions, Inc. (Barge) will provide the following scope of services for City of Crestview (City) including design and bid phase services for the Well Number 12 project, in accordance with the Continuing Services Contract for Professional Services (Agreement) dated April 6, 2026. The scope of work is presented in the following elements:

I. Project Description
II. Scope of Services
III. Project Schedule
IV. Compensation
V. Additional Services

I. Project Description

To support continued growth within the City of Crestview, a new potable water well (no. 12) is proposed at the site of the recently constructed Arena Road Elevated Water Storage Tank. Hydraulic modeling of the City's water distribution system has identified the well as necessary to improve service to existing customers within the area, accommodate future development, and maximize utilization of the new elevated storage tank. The City has requested that Barge prepare detailed design documents and provide associated professional engineering services for the project.

The project is anticipated to include the construction of a new groundwater production well with a pumping capacity of approximately 1,000 gallons per minute (gpm). The well will be housed within a masonry block building designed and constructed in accordance with all applicable codes and regulatory requirements. The building will contain the well controls, disinfection systems, and associated equipment consistent with the City of Crestview's current standards for potable water well facilities.

The design deliverables will include the following:

- New block and brick well housing building
- Pump selections for the well pump
- Disinfection equipment and layout
- Electrical and controls
- Site plan
- Well section with casing design
- Piping plans

II. Scope of Services

The scope of services is summarized into the following major tasks:

Task 1 – Project Management
Task 2 – Preliminary Engineering
Task 3 – Detailed Design
- 30% Design Documents
- 60% Design Documents
- 90% Design Documents
- Final Construction Documents

Task 4 – Permitting and Funding Assistance
Task 5 – Bid Phase Services

The following sections provide a description of the purpose, activities, deliverables, and assumptions anticipated for each of the tasks.

Task 1 – Project Management

Barge will plan, manage, and execute the work in accordance with the schedule and budget established herein. The project management task will generally include the following activities:

- Facilitate project initiation meeting with City to identify key project stakeholders for distribution of project information, discuss pertinent data, project staffing and organization, and present project work plan and initial schedule.
- Perform general project management duties including supervising and coordinating the project team and monitoring of project progress, costs, schedule, and work to complete.
- Coordinate regular status meetings with City staff, prepare meeting agenda, and prepare meeting summaries with action items and decisions. These meetings will occur as part of each project task.
- Prepare and submit monthly invoices and project status reports. Communicate potential scope changes, schedule impacts, and cost risks to allow for timely guidance from City staff to manage change.

Deliverables:

The following deliverables will be provided as part of this task:

- Project Initiation Meeting Agenda and Summary
- Meeting Agenda and Summaries
- Monthly Progress Reports and Invoices

Assumptions:

The following assumptions are applicable to the above scope of services:

- The project is assumed to include a 6-month design and permitting period and a 3-month bidding/award period.

Task 2 - Preliminary Engineering

This task will include preliminary engineering and design services including data review, and preliminary design activities. The preliminary engineering phase will produce basis of design information, alternatives considered, initial feedback from regulatory agencies and the power company. Activities included in this task are as follows.

- Visit the site to review existing conditions and document significant changes from the available record drawings that might impact design, or construction activities.
- Confirm selection and sizing of proposed equipment.
- Prepare preliminary engineer's opinion of probable construction cost (OPCC) using information from previous projects of similar scope, equipment suppliers, Barge's records, and other similar sources.
- Share findings with the City staff for review and comment.

Deliverables:

The following deliverables will be provided as part of this task:

- Basis of Design information
- Meeting minutes with regulatory agencies and stakeholders

Assumptions:

The following assumptions are applicable to the above scope of services:

- Subsurface Utility Engineering (SUE) is not included as the record drawings for the tank are deemed sufficient.
- City understands that Barge has no control over the cost or availability of labor, equipment materials, over-market conditions, or the Contractor's method of pricing, and that Barge's OPCC is made on the basis of Barge's professional judgment and experience. Barge makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from Barge's OPCC.

Task 3 - Detailed Design

The detailed design task will include development of 30%, 60%, and 90% design deliverables based on the design decisions made during the preliminary design task. Following is a list of activities anticipated during this task.

30% Design

The following tasks will be completed during the 30% design phase:

- Perform a geological investigation, with engineering recommendations.
- Perform a wellhead protection zone evaluation.
- Prepare detailed equipment list for new process equipment and major instruments, including size, quantity, basis of design manufacturer, and other pertinent information.
- Prepare conceptual layout drawings and review building feature preferences with City, including building construction materials, lighting, ventilation, and site access.
- Prepare preliminary one-line diagram for the new facility and power feed from the existing distribution system.
- Prepare process flow diagram and preliminary Process and Instrumentation Diagrams (P&IDs) for all new or modified processes.
- Facilitate informal workshop with the City to review conceptual layout drawings and P&IDs as well as receive and discuss comments and resolution for incorporation into detailed design.
- Prepare meeting summary and comment responses.

60% Design

The 60% design deliverables are based on the details established during the 30% tasks. Following is a list of activities anticipated during this task:

- Address and incorporate City's prior review comments into the final design and proceed with detailed design drawings.
- Prepare first draft of technical specifications.
- Perform constructability review.
- Hold internal coordination workshop between disciplines.
- Update preliminary OPCC based on the 60% design documents.
- Submit 60% design package for City review and comment.
- Facilitate a design review workshop to receive City comments. Prepare meeting summary and comment responses.

90% Design

- Address and incorporate City's 60% review comments from the workshop.
- Finalize design drawings to include standard details and notes.
- Prepare final technical specifications.
- Complete final checking and coordination review.
- Finalize construction drawings, specifications, and preliminary schedules for bidding.
- Finalize specification front-end documents, including General Conditions, Supplemental Conditions, bid form, and instructions to bidders.
- Update preliminary OPCC based on the 90% design documents.
- Submit 90% design package for City's review and comment.
- Facilitate a design review meeting to receive City's comments.
- Prepare meeting summary and comment responses. Finalize documents for bid advertisement.

Final Bid Documents:

- Address and incorporate 90% review comments.

- Deliver Professional Engineer stamped bid-ready contract documents to City.
- Coordinate with City on bidding process and schedule.

Deliverables:

The following deliverables will be provided as part of this task:

- 30% design review meeting summary and comment responses
- 60% and 90% submittal packages including OPCC (PDF version)
- 60% and 90% design review meeting summaries, responses to City's comments, and revisions to final design documents.
- Bid-ready contract documents package (PDF version), including:
    - Design drawings (estimated 15 drawings)
    - Project technical specifications, bid form, and City standard front-end documents

Assumptions:

The following assumptions are applicable to the above scope of services:

- Barge has no control of well yields. Final calculations of pump size, well depth, and other well details will be finalized after the well yield test which will occur during the construction phase.
- An open hole well design is assumed to be desirable for this project.
- Foundation investigations from the recently constructed water tank will be used for design of the foundation for the well housing.
- The power distribution system at the tank has adequate capacity to support the new facility (This will be confirmed with FPL during the preliminary phase).
- The City standard front-end documents (Division 0) will be used; Divisions 01 through 49 will be Barge standards. The specification standards for Crestview as developed for the Arena Road Water Tank will be used.
- Barge standard design procedures, drafting standards, and typical drawing details will be used in the development of the construction documents. The drawings will be 22x34 sheet size.
- Barge standard master specifications will be utilized to prepare the project technical specifications. The masters generally conform to 49 Division CSI Master Format.

- The City understands that Barge has no control over the cost or availability of labor, equipment materials, over-market conditions, or the Contractor's method of pricing, and that Barge's OPCC is made on the basis of Barge's professional judgment and experience. Barge makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from Barge's OPCC.
- Any abatement and/or remediation work associated with presence of hazardous materials in any of the existing facilities or exist subsurface such as, but not limited to, asbestos or lead paint is not included as a part of this scope of services.
- No wetlands, streams, endangered species, archaeological sites, or other environmental restrictions are present on the site.
- Subsurface Utility Engineering (SUE) is not included.
- Design will be based upon federal, state, and local codes in effect on the date of the Notice to Proceed.
- Bid-ready contract documents are prepared for a single bid and single construction contract with fixed price.
- Equipment pre-purchase or pre-negotiation is not required.
- It is understood and agreed that this proposal does not include construction observation or review of the Contractor's performance or any other construction phase services.

Task 4 - Permitting and Funding Assistance

In this task, Barge will provide assistance to the City in obtaining permits and funding by providing supporting documentation and filling out permit application forms. The following permits are anticipated:

- NWFWMD Water Use Permit (if applicable)
- Department of Environmental Protection (FDEP) – Well Construction Permit

Deliverables:

The following deliverables will be provided as part of this task:

- Permit applications and documentation of permit approvals
- Wellhead protection zone maps

Assumptions:

The following assumptions are applicable to the above scope of services:

- Barge will coordinate with Okaloosa County, FDEP and NWFWMD for compliance with local wellhead protection requirements.
- All permit application fees will be paid by the City.
- One round of comments from each permitting agency are included.
- Well Head Protection Zone investigations are performed with the best available information from regulatory agencies.
- All review or permit fees charged by the State or other agencies are not included and will be paid directly by the City.

Task 5 – Bid Phase Services

The bid phase services anticipated include providing bid documents for advertisement, responses to bidder inquiries, preparation of addenda, and review of bids as summarized below:

- Prepare Advertisement for Bids.
- Assist the City with responses to bidder questions and the preparation of addenda. If needed, issue addenda to prospective bidders after approval by City Purchasing.
- Participate in Bid Opening and prepare Bid Tabulation.
- Assist the City with review of contractor bid packages for responsiveness and qualification, contact references of apparent low bidder, and provide recommendation for award.
- Following award of construction contract, prepare an electronic (PDF) set of conformed documents for execution and use during construction. This consists of incorporating all addenda issued on the project into the drawings and specifications, as well as incorporating all information submitted with the bid by the successful bidder.

Deliverables:

- Responses to bidder questions, addenda, and bid review summary and recommendation as required.
- Recommendation to award letter.

- Conformed contract documents – four full-size hard-copy plan sets; four half-size hard-copy plan sets; four hard-copy specifications; and one electronic copy of plans and specs in PDF format.

Assumptions:

- The bid phase is assumed to be three months.
- Pre-qualification of contractors is not required.
- One bid package and one bid opening are included.

III. Project Schedule

The preliminary project schedule is shown in the table below.

Total duration to completion for the design and bid phase scope of services is anticipated to be nine months. Duration includes design deliverable review time and assumes two weeks per review period.

Tasks	Duration
1. Project Management	9 months
2. Preliminary Engineering	2 months
3. Detailed Design	4 months
4. Permitting and Funding Assistance	6 months
5. Bid Phase Services	3 months

Barge and City are aware that many factors outside Barge's control may affect Barge's ability to complete the services to be provided under this Scope of Services. Barge will perform these services with reasonable diligence and expediency, consistent with sound professional practices.

IV. Additional Services

Additional engineering support services, including but not limited to the items listed below, can be provided upon request and approval of detailed scope and fee by the City.

- Additional meetings with local, state, or federal agencies to discuss the Project beyond those indicated in the basic services.

- Appearances at public hearings or before special boards, except as specifically indicated in the basic services.
- Supplemental engineering work required to meet the requirements of regulatory or funding agencies that become effective subsequent to the date of this agreement.
- Special consultants or independent professional associates, other than those indicated in the scope above, that are requested or authorized by the City.
- Support services in connection with public information/relations activity as requested by the City.
- Services for making revisions to Drawings and Specifications made necessary by the acceptance of substitute materials or equipment other than “or-equal” items proposed by the General and/or Construction Contractor(s); and services after the award of the Contract(s) for evaluation and determining the acceptability of substitutions proposed by the Contractor.
- Assistance in connection with bid protests, re-bidding, or renegotiating contracts for construction, materials, equipment, or services of the project.
- Preparation for litigation, arbitration, or other legal or administrative proceedings; and appearances in court or at arbitration sessions in connection with bid protests, change orders, or construction incidents.
- Services resulting from significant changes in the scope, extent, or character of the portions of the Project designed or specified by Engineer or its design requirements including, but not limited to, changes in size, complexity, City's schedule, character of construction, or method of financing; design changes initiated by the City after City's acceptance of Basis of Design; and revising previously accepted studies, reports, drawings, specifications, or contract documents when such revisions are required by changes in laws and regulations enacted subsequent to the Effective Date of this Agreement or are due to any other causes beyond Engineer 's control.
- Preparing additional bidding documents or contract documents for alternate bids or prices requested by the City for the Work or a portion thereof.
- Determining the acceptability of substitute materials and equipment proposed during the bidding or negotiating phase when substitution prior to the award of contracts is allowed by the bidding documents.

- Providing any type of property or boundary surveys, preparing legal descriptions, or related engineering services or assistance needed for the transfer of interest in real property or acquisition of easements and rights-of-way; providing construction surveys and staking to enable Contractor to perform its work; and providing other special field surveys.
- Redesign and rebidding the Project in the event the City does not accept bids on the original advertisement of the construction contract.
- All review or permit fees charged by the State or other agencies are not included in the basic compensation and will be paid directly by the City.
- Providing permitting assistance beyond the level of effort outlined in Basic Services.
- Other services performed or furnished by Engineer not otherwise provided for in this Agreement.

Staff Report

CITY COUNCIL MEETING DATE: June 22, 2026
TYPE OF AGENDA ITEM: Action Item

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Kyle Lusk, Allen Hallford, Carlos Jones, Director
DATE:	06/18/2026
SUBJECT:	Task Order- Lift Station #12 Upgrade

BACKGROUND:

A sanitary sewer system is a network of underground pipes and pumping stations that move wastewater from homes and businesses to a treatment plant. Because communities are not perfectly flat, wastewater cannot always flow downhill to the treatment facility. That's where lift stations come into play.
Lift station #12 (LS#12) is located on Garden St. LS#1 is currently under construction to increase its capacity, with the goal of providing additional capacity anticipated in the future. LS#12 pumps to LS#1.

DISCUSSION:

This task order is for the design work previously completed for LS#1 and the full design of upgrades at LS#12. The upgrades to the two stations will be able to handle all developments currently in review, discussed at pre-app, or with a Development Order in this basin of the sewer collection system. This project is designed to ensure the city's sewer system has the capacity to accommodate future developments in this area. There are five residential developments (Freedom Walk, Garden Villas, White Wolf Run, Legacy Place, Charleston Place) and several commercial sites that will flow to LS#1 and LS#12.
The City partnered with the developers of the new Walmart site to efficiently contract for and perform upgrades to LS#1, utilizing City-approved design and specifications. After construction, LS#1 is sized to handle additional future flow.

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

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

Opportunity- Promote an environment that encourages economic and educational opportunity

FINANCIAL IMPACT

The task order is for Design, Permitting, Land acquisition assistance, Funding assistance, and Bid assistance, and will cost $298,500. These funds were budgeted in the 2025-2026 Sewer capital budget 440-1735-533.63-00.

RECOMMENDED ACTION

Staff respectfully requests a motion to approve the Barge task order for Lift stations #1 & #12.

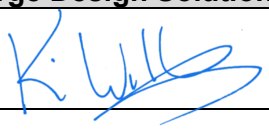
Attachments

1. Crestview-TO 2026-04 - LS 1 and 12-June 2026

This Task Order, effective the date last signed below, by and between City of Crestview, Florida (**City**) and Barge Design Solutions, Inc. (**Barge**) for the **Lift Station 1 and 12** (Project) is in accordance with the terms and conditions of the Continuing Services Contract dated April 6, 2026, all of which terms and conditions are incorporated herein by reference.

The Project is described in **Exhibit A – Scope of Services**, attached.

For performance of the Project authorized under this Task Order, **City** agrees to pay **Barge** for time worked on the project by various personnel plus applicable outside services and other expenses properly charged to the project in accordance with **Exhibit B – Schedule of Standard Charges,** dated April 16, 2026. The estimated cost to perform the scope of work as defined in **Exhibit A** is $298,500.00. The budget status will be summarized monthly in our progress report and invoice submittal.

City of Crestview, Florida	Barge Design Solutions, Inc.
By:	By: 
Printed Name:	Printed Name: Kevin W. Kennoy, P.E.
Title:	Title: Vice President
Address:	Address: 120 Richard Jackson Blvd, Suite 200A Panama City Beach, FL 32407
Date Signed:	Date Signed: June 12, 2026

Barge Design Solutions, Inc. (Barge) is proposing the following additional scope of services for the City of Crestview, Florida (City) to provide services for the design of **Lift Station 1 and 12 upgrades**, in accordance with Task Order No. 2024-4. The scope of work is presented in the following elements:

I. Project Description
II. Scope of Services
III. Project Schedule

I. Project Description

The City plans to expand the original project to include upgrades to Lift Stations 1 and 12 to support customer service growth within the City. After evaluating system needs and coordinating with major planned developments, the final pump station capacities and design solutions will be determined. The project will provide new pumps and electrical equipment at both lift stations. Lift Station 1 will be rehabilitated and equipped with a standby generator, while improvements at Lift Station 12 will focus on replacing the pumps and upgrading associated electrical and control systems. In addition, the project will include a review and potential enhancement of the Supervisory Control and Data Acquisition (SCADA) system, including the cellular call-out features.

Lift Station 12 is currently served by a 6” force main in poor condition that will need upgrading to allow for future capacity. Figure 1, below, shows a proposed force main route depicting the alignment selected to install a new 10” force main to accommodate the additional capacity required. Attached is an Internal Technical Memorandum, prepared by Barge to evaluate the new force main and its impact to the current Crestview Sewer system.

Figure 1: Proposed Force Main Horizontal Alignment

II. Scope of Services

The scope of services in addition to the original scope is summarized into the following major tasks:

Task 1 – Project Administration
Task 2 – Design
Task 3 – Plan Submission & Permitting
Task 4 – Land Acquisition/Easements
Task 5 – Bid Phase and Construction Documents
Task 6 – SRF Application

The following sections provide a description of the purpose, activities, deliverables, and assumptions anticipated for each of the tasks.

Task 1 – Project Administration

Barge will plan, manage, and execute the work in accordance with the schedule and budget established herein. The project management task will generally include the activities as included in the original scope.

Task 2 - Design

The detailed design task will include development of the milestone design, and final design deliverables. Following is a list of activities anticipated during this task.

90% Design

- Provide design drawings to include standard details and notes.
- Prepare technical specifications.
- Finalize construction drawings, specifications, and preliminary schedules for bidding.
- Finalize specification front-end documents, including General Conditions, Supplemental Conditions, bid form and instructions to bidders.
- Provide OPCC based on the 90% design documents.
- Complete final quality review.
- Submit 90% design package for City's review and comment.
- Facilitate a design review meeting to discuss City's comments.
- Prepare meeting summary and comment responses.

Final Design Documents:

- Address and incorporate 90% review comments.
- Deliver Professional Engineer stamped bid-ready contract documents to City.
- Coordinate with City on bidding process & schedule.

Deliverables:

The following deliverables will be provided as part of this task:

- 90% submittal packages including OPCC (PDF version).

- 90% design review meeting summaries, responses to City's comments.
- Bid-ready contract documents packages (two full-sized, two half-sized, CAD file and PDF version), including:
    - Design drawings (estimated total of 51 drawings)
    - Project technical specifications, bid form, and front-end documents

Assumptions:

The following assumptions are applicable to the above scope of services:

- It is assumed that Lift Station 1 and 12 with the 10" force main may be under a separate bid package than the Civic Area package. Only one additional bid package is assumed.
- Barge will use new City Division 00 specifications and EJCDC General Conditions. Divisions 01 through 49 will be Barge standards which generally conform to 49 Division CSI Master Format.
- Barge standard design procedures, drafting standards, and typical drawing details will be used in the development of the construction documents. The drawings will be 22x34 sheet size.
- City understands that Barge has no control over the cost or availability of labor, equipment materials, over-market conditions, or the Contractor's method of pricing, and that Barge's OPCC is made on the basis of Barge's professional judgment and experience. Barge makes no warranty, expressed or implied that the bids or the negotiated cost of the work will not vary from Barge's OPCC.
- Design will be based upon federal, state, and local codes in effect on the date of the Notice to Proceed.
- Bid-ready contract documents are prepared for a single bid and single construction contract with fixed price.

Task 3 – Plan Submission & Permitting

Provide assistance to the City in obtaining permits by providing supporting documentation and filling out permit application forms. The following permits are anticipated:

- Department of Environmental Protection (DEP) permits for utility extensions.

Deliverables:

The following deliverables will be provided as part of this task:

- Permit applications and documentation of permit approvals.

Assumptions:

The following assumptions are applicable to the above scope of services:

- DEP Collection System Extension Permit is the only known permit deemed required. Additional permits (Wetlands, etc.), with necessary geotechnical explorations or survey work are not included.
- City will pay the fees associated with the local land disturbance permit (if required).
- All review or permit fees charged by the State or other agencies are not included in the basic compensation and will be paid directly by the City.

Task 4 – Land Acquisition/Easements

This task includes conducting the necessary surveys to locate property boundaries, prepare temporary and/or permanent easement plats along with legal descriptions, and provide the documents to the City. Easement plats will be prepared in accordance with the requirements of the Okaloosa County Superior Court Clerk.

Deliverables:

The following deliverables will be provided as part of this task:

- Easement plats/Property Acquisition plats

Assumptions:

The following assumptions are applicable to the above scope of services:

- It is possible that up to 10 easements could be required depending on the route chosen. Through our design efforts, the intent is to minimize the number of required easements.
- ***The cost of this task is on the basis that property corners can be found within a reasonable level of effort. If this turns out to not be the case, Barge will discuss with the City an equitable adjustment in budget to accomplish the work.***

Task 5 – Bid Phase and Construction Documents

The bid phase services anticipated include providing bid documents for advertisement, responses to bidder inquiries, preparation of addenda, and review of bids as summarized below:

- Prepare Advertisement for Bids.

- Assist the City with responses to bidder questions and the preparation of addenda. If needed, Engineer will issue addenda to prospective bidders after approval by the City.
- Participate in Pre-bid meetings.
- Participate in Bid Openings and prepare Bid Tabulations.
- Assist the City with review of contractor bid packages for responsiveness and qualification, contact references of apparent low bidder, and provide recommendation for award.
- Following award of construction contracts, prepare an electronic (pdf) set of conformed documents for execution and use during construction.

Deliverables:

- Responses to bidder questions, addenda, and bid review summaries and recommendation as required.
- Recommendation of award letters.
- Conformed contract documents – six full-size hard-copy plan sets; six hard-copy specifications; and one electronic copy of plans and specs in PDF format.

Assumptions:

- The bid phase is assumed to be three months.
- Pre-qualification of contractors is not required.
- One additional bid package and bid opening are included.

Task 6 – SRF Application

Barge will provide the preapplication forms for the Department of Environmental Protection (DEP) State Revolving Fund, with accompanying preliminary engineering report, order of magnitude level cost estimates, and general project maps for an application by the City of Crestview for the required amount to construct the wastewater collection system projects under this contract.

Deliverables:

This proposal is for Barge's efforts to provide four deliverables to the City, in electronic format, as follows:

1. Application Forms and application to be included on the preliminary list.
2. Preliminary Engineering Report per the DEP required outline.

3. General Project Maps
4. Updated Preliminary Cost Estimates for the described Projects (Design + CA/RPR + OPCC)

Assumptions:

The following assumptions are applicable to the above scope of services:

- Barge will provide the SRF application material for the City to coordinate submission and pay any associated fees.
- Environmental explorations that may be required by the funding agency are not part of this scope.

III. Project Schedule

The preliminary project schedule for the described activities is shown in the table below. Approximate durations are shown in calendar days and are non-sequential. Total time required for the items in this scope is anticipated to be 15-18 months, depending on SRF loan approval. All dates are based on timely receipt of field and City-supplied data and may be adjusted after data is received.

Tasks	Duration
Task 1 – Project Administration	throughout
Task 2 – Design	120 days
Task 3 – Plan Submission and Permitting (preparation of applications)	120 days
Task 4 – Land Acquisition/Easements	180 days
Task 5 – Bid Phase	90 days
Task 6 – SRF Loan Application	450 days

CITY OF CRESTVIEW Item # 6.3.

Staff Report

CITY COUNCIL MEETING DATE: June 22, 2026
TYPE OF AGENDA ITEM: Action Item

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	
DATE:	06/18/2026
SUBJECT:	Ardurra Task Order- Lift Station 81 & 9

BACKGROUND:

The City lost a portion of spray field at the wastewater treatment plant (WWTP) for the construction of the SW Crestview Bypass. Additionally, we are a growing city and expect additional growth over the next five years to coincide with the opening of the Enzor bypass.
We re-rated rapid infiltration basin (RIB) #'s 1-5 to offset the loss of permitted disposal capacity. We are currently constructing 4 new RIBs at the WWTP. This increase in permitted disposal capacity is only slightly more than the original amount. We have been working on other solutions to gain more disposal capacity at the WWTP.

DISCUSSION:

Okaloosa County is in design for a sewer force main from Okaloosa Ln along I-10 to the new WWTP on Jericho Rd.
City and County staff have been discussing a potential capacity solution: connecting lift station #81 (LS#81) on Merganser Way and #9 (LS#9)on Henderson St to this new county force main. This would drastically increase both our treatment and disposal capacity.

This task order is for the alternative analysis for us to discuss with the County the best options for connection. This is the first step in the process of creating a regional sewer plant for East Crestview.

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

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

Opportunity- Promote an environment that encourages economic and educational opportunity

FINANCIAL IMPACT

This Ardurra task order is for data collection at the stations, hydraulic modeling, and sensor analysis for connecting the lift stations to the County's force main. It will cost $43,000, and funds are available in account 440-0510-519.34-00.

RECOMMENDED ACTION

Staff respectfully requests a motion to approve the Ardurra task order for lift stations 9 & 81.

Attachments

1. TO 03 Crestview LS 81 and 9 Routing Improvements

TASK ORDER 03

THIS TASK ORDER IS ISSUED PURSUANT TO THE AGREEMENT FOR CONSULTING SERVICES DATED BETWEEN THE CITY OF CRESTVIEW, FLORIDA (CITY) AND ARDURRA GROUP, INC. (CONSULTANT), WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

Scope of Basic Services to Provide Evaluation, Hydraulic Modeling, and Alternatives Analysis for Wastewater System Routing Improvements (LS81 & LS9)

Article A. Purpose:

The purpose of this Task Order is to authorize and direct CONSULTANT (Ardurra Group, Inc.) to proceed with professional engineering services to evaluate and analyze the feasibility of rerouting wastewater flows from Lift Stations 81 and 9 (PROJECT) from the Crestview Wastewater Treatment Facility (WWTF) to the Okaloosa County Shoal River WWTF.
The PROJECT includes evaluation of existing system conditions, development of planning-level hydraulic models, analysis of alternative conveyance scenarios, and preparation of cost comparisons to support decision-making by the City of Crestview (CITY). The activities included are described in Article B. Scope of Services. The activities that are included are described in "Article B. Scope of Services."

Article B. Scope of Services:

The Scope of Services authorized in this Task Order includes but is not limited to the CONSULTANT to provide professional engineering services for the PROJECT. The engineering and technical services that may be authorized in this task order by the CLIENT's Representative include, but are not limited to, the following:

1. Flow Monitoring and Data Collection
2. Hydraulic Modeling and System Evaluation
3. Engineering Services and Alternatives Analysis

Specific Work Tasks that may be authorized by the CLIENT's representative are presented below.

Work Task 1. Flow Monitoring and Data Collection

1.1 Meetings

CONSULTANT shall attend meetings as may be reasonably necessary, and as requested by the CITY, and provide general engineering assistance, consultation, and opinions regarding the PROJECT.

1.2 Review Existing Information and Data

CONSULTANT shall collect and review available data relevant to the PROJECT, including lift station operational data, pump information, existing piping, and available system mapping. Data will be used to support flow monitoring and subsequent system evaluations.

1.3 Flow Monitoring Program Development

CONSULTANT shall coordinate with the CITY to identify appropriate monitoring locations and develop a flow monitoring program for Lift Stations 81 and 9 service areas. Monitoring locations will be selected to capture representative system flows.

1.4 Flow Monitoring and Data Collection

CONSULTANT shall perform flow monitoring for a duration of approximately sixty (60) days to obtain flow data representative of average and peak conditions. Data will be collected, processed, and reviewed for use in subsequent modeling and analysis.

1.5 Data Processing and Analysis

CONSULTANT shall analyze collected flow data to develop average daily flows, peak flows, and wet weather response where applicable. The data will be used to support planning-level modeling and evaluation.

Work Task 2. Engineering Services

2.1 Review and Integration of Data

CONSULTANT shall incorporate collected flow data and available system information into a planning-level evaluation framework for the PROJECT.

2.2 Hydraulic Model Development

CONSULTANT shall develop a planning-level, skeletonized hydraulic model using Bentley SewerGEMS software to evaluate wastewater flows from Lift Stations 81 and 9. The model will be based on available data and reasonable engineering assumptions.

2.3 Planning-Level Calibration

CONSULTANT shall perform planning-level calibration of the model using available flow data and system information. Calibration is intended to provide reasonable representation of system performance and is not a detailed system calibration.

2.4 Existing Conditions Evaluation

CONSULTANT shall evaluate existing system conditions including capacity, operational constraints, and conveyance limitations associated with maintaining flows to the Crestview WWTF.

2.5 Future Conditions Evaluation

CONSULTANT shall model projected flows under a 20-year planning horizon to evaluate system performance under future conditions.

Work Task 3. Engineering Services and Alternatives Analysis

3.1 Conceptual Alternatives Development

CONSULTANT shall develop conceptual alternatives for rerouting flows from Lift Stations 81 and 9. Alternatives may include conveyance routing options, force main sizing, pumping requirements, and potential lift station upgrades or modifications necessary to accommodate proposed flows and operational requirements. Concepts shall be developed at a planning level based on available data and engineering judgment.

3.2 Alternatives Analysis

CONSULTANT shall evaluate alternatives based on constructability, permittability, operational considerations, and relative cost. The evaluation will include consideration of system modifications, including lift station upgrades, required to support each alternative and identify advantages and constraints associated with each option.

3.3 Hydraulic Evaluation of Alternatives

CONSULTANT shall utilize the planning-level hydraulic model to evaluate performance of each alternative, including conveyance capacity and pumping requirements.

3.4 Engineer's Opinion of Probable Cost

CONSULTANT shall prepare planning-level Engineer's Opinions of Probable Cost for each alternative. Cost estimates shall be prepared in general conformance with an AACE Class 4 estimate and shall include appropriate contingency and an expected accuracy range.

3.5 Recommendation

CONSULTANT shall provide a recommendation based on engineering evaluation, cost comparison, and input from the CITY.

3.6 Deliverables

CONSULTANT shall prepare and submit a Final Report summarizing:

- Methodology and assumptions
- Hydraulic modeling results
- Alternatives analysis and comparison
- Cost analysis
- Recommended alternative

Additional Services

The following services are not included as part of this scope of services and would be performed only as authorized by the CLIENT. Authorization to proceed would be in the form of a revision to this scope of services.

- Field survey or topographic survey
- Geotechnical investigation or subsurface evaluation
- Environmental delineation or permitting services
- Preparation or submission of permit applications
- Detailed engineering design or construction documents
- Easement acquisition or legal services
- Detailed system-wide hydraulic modeling beyond planning-level evaluation

Assumptions and Limitations

All work under this Task Order is based on available data and planning-level assumptions. No field verification of existing conditions is included. Recommendations are conceptual in nature and subject to refinement.

Client Responsibilities

CITY shall provide available system data, mapping, and operational information and provide reasonable access to staff necessary for the completion of the services.

Article C. Compensation Provisions:

As compensation for providing the services described in this Task Order, CLIENT shall pay CONSULTANT in accordance with the Agreement.

The Total Budget Ceiling for this Task Order is **$43,000.00**. A breakdown of the budget ceilings for this Task Order is presented in Table C.1., below:

Table C.1. Breakdown of Budget Ceiling

Work Task Description	Work Task Cost Amounts	Compensation Method
1. Flow Monitoring and Data Collection	$18,000.00	Lump Sum
2. Hydraulic Modeling and Evaluation	$10,000.00	Lump Sum
3. Engineering and Alternatives Analysis	$15,000.00	Lump Sum
Total Overall Budget Ceiling	$43,000.00	

CONSULTANT will keep CLIENT informed of progress so that the Total Overall Budget Ceiling and/or work effort can be adjusted if found necessary. CONSULTANT is not obligated to incur costs beyond the indicated Total Overall Budget Ceiling, as may be adjusted, nor is CLIENT obligated to pay CONSULTANT beyond these limits. The Scope and Total Overall Budget Ceiling for this Task Order can be increased with an Authorized Revision to this Task Order when executed by both parties. When any amount has been increased, CONSULTANT's excess costs expended prior to such increase will be allowable to the same extent as if such been incurred after the approved increase.

Article D. Period of Service:

The schedule for the Project within this Task Order is as follows:

Authorization to Proceed	**Upon Full Execution by the CLIENT**
Termination of Task Order	**Upon Completion of the Project (Estimated 120 days)**

Article E. Authorized Representatives:

The Authorized Representatives designated below are authorized to act concerning this Task Order. Communications between the parties shall be through the Authorized Representatives:

For CLIENT	**For CONSULTANT**
Name: signature date	**Name:** Joseph G. Crews, PE, Practice Director signature 05/21/26 date
Address: 198 North Wilson Street Crestview, Florida 32536	**Address:** 1988 Lewis Turner Boulevard Fort Walton Beach, FL 32547
Telephone: XXXXXXX	**Telephone:** 850.244.5800

***** End *****

Staff Report

CITY COUNCIL MEETING DATE: June 22, 2026
TYPE OF AGENDA ITEM: Action Item

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Kyle Lusk, Allen Hallford, Carlos Jones, Director
DATE:	06/18/2026
SUBJECT:	Garden St Signal CEI

BACKGROUND:

The City had a layout to connect Garden St signal at Hwy 85 to the Library parking lot and Farmer St. in 2021. This layout has changed over the years due to different developments wanting to build at the location. Currently, the intent is to alter the Hwy 85/Garden St/Industrial Dr area into a 4-way signal with an extension to the east.

DISCUSSION:

PECS has a design for Hwy 85/Garden St approved by FDOT.
The City has obtained a $300,000 grant to fund the construction and CEI services. FDOT has approved us to move forward with bidding on the work and requires a FDOT certified CEI to oversee construction. Alday-Howell is the selected CEI for the project. This project is anticipated to begin in late September or early October 2026.

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

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

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

FINANCIAL IMPACT

The design of the project started in 2021. Final design, bidding, and CEI were budgeted for 2025-2026.
The construction was partially budgeted in the 2025-2026 budget, and the remainder has been requested in the

2026-2027 budget.
The Alday-Howell CEI task order is for $115,320, and it is budgeted in 001-1141-541.63-00.

RECOMMENDED ACTION

Staff respectfully requests a motion to approve the Alday-Howell Garden St CEI task order.

Attachments

1. AHE Task Order 2026-03_Garden Street Intersection CEI

CITY OF CRESTVIEW TASK ORDER 2026-03

THIS TASK ORDER IS ISSUED PURSUANT TO THE STANDARD MASTER AGREEMENT FOR PROFESSIONAL SERVICES DATED APRIL 6, 2026 (AGREEMENT), FOR THE CITY OF CRESTVIEW, FLORIDA, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE, WITH RESPECT TO

PROJECT: **Construction Engineering and Inspection (CEI) for:**
Garden Street Intersection Improvements @ SR 85
City of Crestview Project Number: _____

DATE: 5/9/2026

SCOPE OF SERVICES:

- Task 1: Perform CEI services for the City of Crestview throughout the duration of the construction activities for the above referenced project.
  Task 1 Lump Sum: $115,320 (based on 120-day contract duration). A supplemental agreement will be requested should the contract duration be extended beyond 120 days. See the man hour estimate below:

Construction Days = 120 days to final completion (estimated) 16 weeks

CLASSIFICATION	MAN HOURS	HOURLY RATE	COST		
Senior Project Engineer (CEI)	32	$275	$8,800	2	Hrs/Week
Project Engineer/Project Administrator	128	$165	$21,120	8	Hrs/Week
Senior Inspector	128	$100	$12,800	8	Hrs/Week
Inspector	480	$75	$36,000	30	Hrs/Week
Inspector's Aide	480	$60	$28,800	30	Hrs/Week
Asphlat Plant Inspector	24	$75	$1,800	3	3 Days @ 8 hrs/day
Contract Support Specialist	80	$75	$6,000	5	Hrs/Week
Total Hours =	1352	=	**$115,320**		

ACCEPTED BY:

_____ 5/9/2026
John Feeney, PE Date
Alday-Howell Engineering, Inc.

_____ _____
(Jessica Leavins, City Manager) Date
City of Crestview
198 N. Wilson Street
Crestview, FL 32536

Staff Report

CITY COUNCIL MEETING DATE: June 22, 2026
TYPE OF AGENDA ITEM: Action Item

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Kyle Lusk, Allen Hallford, Carlos Jones, Director
DATE:	06/18/2026
SUBJECT:	Utility Bore Agreement with FG&A

BACKGROUND:

The Southwest Crestview Bypass (Enzor Rd) connects Antioch Rd, I-10, Hwy 85, and Hwy 90. The City has added water and sewer lines, water tower #7, a lift station at Pine View K-8, and is asking for approval of well #11 in this area to serve future developments. The next steps are to add utilities along Fallen Heroes (Designs approved June 8th) to connect to existing utilities on Hwy 85 and to connect to the existing utilities on Old Bethel.

DISCUSSION:

Jacobs has designed the water and sewer lines from south of the railroad bridge on Enzor Rd to B St north of the bridge. There is current and recurring interest in the development of the parcels that would be served by these expanded utilities. We have obtained all permits needed except for the Florida Gulf & Atlantic (FG&A) railroad crossing permit.

Staff has been working with FG&A on this agreement for months. We negotiated the fee down significantly and benchmarked the cost across other similar deals between utility providers and the railroad before presenting this final proposal.

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.

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

Infrastructure- Satisfy current and future infrastructure needs

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

Opportunity- Promote an environment that encourages economic and educational opportunity

FINANCIAL IMPACT

The project requires payment of a $233,000 FG&A license fee for boring utilities beneath the railroad tracks. Sufficient funding is available in the Water Division Improvements account (#440.1633.533.63.00).

RECOMMENDED ACTION

Staff respectfully requests a motion to approve the pipeline crossing license agreement with FG&A.

Attachments

1. FGA-2026-3101 6.5.26 Lump Sum

PIPELINE CROSSING LICENSE

THIS LICENSE ("License") shall be effective on the last date of signature set forth below (the "Effective Date"), by **FLORIDA GULF & ATLANTIC RAILROAD, LLC** ("Licensor") and **CITY OF CRESTVIEW, FLORIDA** ("Licensee"). Licensor and Licensee may sometimes be referred to as a "Party" or collectively as the "Parties."

WITNESSETH:

1. TERM:

This License shall take effect as of the Effective Date, and unless sooner terminated as provided below, shall remain in effect until either Party shall give the other Party not less than thirty (30) days' written notice to terminate for any reason whatsoever in that Party's sole discretion and regardless of performance or non-performance of any of the covenants and agreements contained in this License and regardless of any fee having been paid in advance for any period and without regard to any loss or damage incurred by either Party as a result of such termination or cancellation. Licensor will not execute this License until it receives a signed License from Licensee, and in no event is entry under this License permitted until Licensor returns a fully executed copy to Licensee.

2. LOCATION:

In consideration of the license fee or other sums of money Licensee agrees to pay to Licensor, and of the covenants and agreements of Licensee as set forth in this License, Licensor hereby grants a license and permission to Licensee to construct, install, use, maintain, repair, and operate two pipelines described as 1) An underground 15.3" water main HDPE DR11 carrier pipe encased in a 25.8" casing pipe crossing at the east side of the bridge, and 2) An underground 15.3" sewer main HDPE DR11 carrier pipe encased in a 25.8" casing pipe crossing at the west side of the bridge, both crossing Licensor's property located at or near Mile Post No. 698.85, Latitude: 30.7578° and Longitude: -86.5984°, at or near Highway 90 overpass, City of CRESTVIEW, County of OKALOOSA, State of FLORIDA, collectively referred to as the "Pipeline". Pipeline, as more particularly described in Licensee's application, marked Exhibit "A", attached to this License and made a part of it by this reference (the "Premises"). The term Pipeline shall be d e e m e d to mean the actual line(s) and any and all appurtenances and that portion of Licensor's property, in so far as they relate to said Pipeline. The location of the Pipeline is more particularly described on the drawing marked Exhibit "B", attached to this License and made a part of it by this reference, but generally described as follows:

An underground water main and a sewer main Pipeline crossing Licensor's property, located near Mile Post No. 698.85, at Highway 90 Overpass, Crestview, FL, lat: 30. 7578° and long: -86.5984°.

3. LICENSE FEE:

A. Licensee shall pay to Licensor as a License Fee the lump sum of two hundred thirty three thousand and 00/100 dollars ($233,000.00) (the "License Fee"), payable in advance on or prior to the Effective Date of this License. Licensee shall pay to Licensor any and all sales tax, if any and if applicable, which may occur as a result of the payment of the above License Fee or other fees payable under this License.

B. OMITTED

C. OMITTED

D. Although Licensee's right to possession of the Premises shall terminate when the term of this License has expired or is terminated prior to such expiration in accordance with a provision of this License, Licensee's obligations under this License, including but not limited to the obligation to pay License Fees, taxes and assessments, and utilities, shall continue until Licensee delivers possession of the Premises to Licensor in the condition required by this License.

E. The payment by Licensee of any sum(s) in advance shall not create an irrevocable License for the period for which the same is/are paid. Licensor reserves the right to periodically adjust the License Fee, by giving notice to Licensee at least sixty (60) days prior to the effective date of such adjustment. The use of the license created by this License by Licensee after such Effective Date shall be at such adjusted License Fee.

F. OMITTED

G. OMITTED

4. SPECIFICATIONS:

A. The Pipeline shall be constructed, installed, used, maintained, repaired and operated in strict accordance with any and all current requirements and specifications adopted by the American Railway Engineering and Maintenance of Way Association, and in compliance with any and all law, statute, regulation or order of any federal, state or municipal governmental body or any agency thereof or created thereby (collectively, "Laws"). Provided however, that all materials and workmanship employed in the construction, installation, use, maintenance, repair and operation of the Pipeline shall be subject to the approval of the Licensor's Chief Engineer or authorized representative.

B. An underground Pipeline crossing under track(s) at a ninety-degree (90°) angle, shall be encased in conduit for a MINIMUM of forty-eight feet (48'), twenty-four feet (24') on either side measured from the centerline of the track(s) or the full width of Licensor's property if less than forty-eight (48') feet. Crossings of a degree substantially greater or less than ninety degrees (90°) shall be encased in conduit

for the full width of the track structure. The top of the encasement pipe shall be a MINIMUM of five and one half (5½') feet beneath surface of ground at all points within Licensor's property.

C. Any appurtenance to the Pipeline shall be constructed and maintained to a MINIMUM clearance of no less than fifteen (15') feet from the centerline of any track(s). The side clearance of fifteen (15') feet shall be maintained for a height of twenty-seven feet (27'). All Pipeline(s) shall be constructed, as nearly as possible to cross under any track(s) at a right angle to said track(s).

D. Licensee shall, except in emergencies, give not less than seventy-two (72) hours prior written notice to Licensor of the day, hour and location that it proposes to undertake any construction, installation, repair, relocation, replacement or maintenance work to the Pipeline or otherwise on the Premises and in the event of an emergency shall notify Licensor as soon as possible. After completion of construction, relocation, installation or replacement of the Pipeline, Licensee shall be required to execute Licensor's standard Right of Entry and Flagging Agreement for any maintenance or repair work on the Licensor's property or right-of-way.

E. Licensee shall require each of its contractors and subcontractors to observe and conform to the conditions and requirements specified in this License; and for the purposes of the safety, protective and indemnification provisions of this License, such contractors and subcontractors, their agents, servants and employees, and other persons on the Licensor property at the invitation of the Licensee, its contractors or subcontractors, shall be deemed the agents or employees of the Licensee.

F. Licensee shall, at no expense to Licensor, obtain all permits and approvals required to exercise its rights provided for pursuant to this License and Licensee shall install, maintain and operate its facilities in accordance with all requirements of such permits, approvals, the Law and any lawful public authority. Licensee shall be responsible for any taxes, assessments and charges made against the Pipeline and the construction or use of the Pipeline or other of Licensee's facilities on Licensor's property or the operation of any of them.

G. Licensor shall have the right, but not the duty, to furnish flagging or other protection or to perform work to support its tracks or otherwise protect its property or facilities at any time, at Licensee's sole risk and expense.

5. PRESENT OCCUPATIONS:

Licensee shall make appropriate arrangements with any person or entity occupying Licensor's property which may be affected by the relocation, installation, construction or any maintenance or repair of the Pipeline. Licensee's Pipeline will not unreasonably interfere with the use of Licensor's property or create any undue hardship on the person or entity occupying said property.

6. RISK, LIABILITY, INDEMNITY:

A. Licensee acknowledges that persons and property on or near the Premises are in constant danger of injury, death or destruction, incident to the operation of the railroad tracks, whether by Licensor or others; and Licensee accepts this License subject to such dangers.

B.

a. **LICENSEE, AS FURTHER CONSIDERATION AND AS A CONDITION WITHOUT WHICH THIS LICENSE WOULD NOT HAVE BEEN GRANTED, AGREES TO INDEMNIFY, DEFEND, AND SAVE HARMLESS**

LICENSOR, ITS PARENTS, OWNERS, AND AFFILIATES, AND THEIR RESPECTIVE PARTNERS, SUCCESSORS, ASSIGNS, LEGAL REPRESENTATIVES, OFFICERS, DIRECTORS, MEMBERS, MANAGERS, AGENTS, SHAREHOLDERS AND EMPLOYEES (THE "INDEMNITEES") AND TO ASSUME ALL RISK, RESPONSIBILITY AND LIABILITY FOR DEATH OF, OR INJURY TO, ANY PERSONS, INCLUDING, BUT NOT LIMITED TO, OFFICERS, EMPLOYEES, AGENTS, PATRONS, INVITEES AND LICENSEES OF THE PARTIES, AND FOR LOSS, DAMAGE OR INJURY TO ANY PROPERTY, INCLUDING BUT NOT LIMITED TO, THAT BELONGING TO THE PARTIES (TOGETHER WITH ALL LIABILITY FOR ANY EXPENSES, ATTORNEYS' FEES AND COSTS INCURRED OR SUSTAINED BY THE INDEMNITEES, WHETHER IN DEFENSE OF ANY SUCH CLAIMS, DEMANDS, ACTIONS AND CAUSES OF ACTION OR IN THE ENFORCEMENT OF THE INDEMNIFICATION RIGHTS CONFERRED BY THIS LICENSE) ARISING FROM, GROWING OUT OF, OR IN ANY MANNER OR DEGREE DIRECTLY OR INDIRECTLY CAUSED BY, ATTRIBUTABLE TO, OR RESULTING FROM THE GRANT OF THIS LICENSE OR THE CONSTRUCTION, MAINTENANCE, REPAIR, RENEWAL, ALTERATION, CHANGE, RELOCATION, EXISTENCE, PRESENCE, USE, OPERATION, REPLACEMENT, OR REMOVAL OF ANY STRUCTURE INCIDENT TO IT, OR FROM ANY ACTIVITY CONDUCTED ON OR OCCURRENCE ORIGINATING ON THE AREA COVERED BY THE LICENSE, INCLUDING ANY TEMPORARY USAGE AREA, EXCEPT TO THE EXTENT PROXIMATELY CAUSED BY THE INTENTIONAL MISCONDUCT OR SOLE GROSS NEGLIGENCE OF THE PARTY SEEKING INDEMNIFICATION.

b. **THE RISKS OF INJURY TO OR DEATH OF PERSONS AND LOSS OR DAMAGE TO PROPERTY ASSUMED BY LICENSEE UNDER THIS LICENSE, SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, CONTRACTORS, SUBCONTRACTORS, EMPLOYEES, OR INVITEES OF EITHER OF THE PARTIES, AND WHETHER OR NOT SUCH INJURY TO OR DEATH OF PERSONS SHALL ARISE UNDER ANY WORKERS' COMPENSATION ACT OR FEDERAL EMPLOYERS' LIABILITY ACT.**

c. **LICENSEE SHALL, AT ITS SOLE COST AND EXPENSE, JOIN IN OR ASSUME, AT THE ELECTION AND DEMAND OF LICENSOR, THE DEFENSE OF ANY CLAIMS, DEMANDS, ACTIONS, AND CAUSES OF ACTION ARISING UNDER THIS LICENSE. THE WORD "LICENSOR" AS USED IN THIS INDEMNITY SECTION SHALL INCLUDE THE ASSIGNS OF LICENSOR AND ANY OTHER RAILROAD COMPANY THAT MAY BE OPERATING UPON AND OVER THE TRACKS IN THE VICINITY OF THE PREMISES.**

d. **AS A PRECONDITION TO LICENSEE'S INDEMNIFICATION OBLIGATIONS UNDER THIS SECTION, THE INDEMNITEES WILL (i) FULLY COOPERATE WITH LICENSEE IN ANY INVESTIGATION AND PROVIDE LICENSEE WITH ALL INFORMATION IN THE POSSESSION OR CONTROL OF THE INDEMNITEES RELATING TO ANY MATTER FOR WHICH THE INDEMNITEES SEEK INDEMNIFICATION, AND (ii) PROVIDE LICENSEE WITH TIMELY NOTICE OF ANY MATTER OR INCIDENT FOR WHICH THE INDEMNITEES MAY MAKE A CLAIM FOR INDEMNIFICATION BY LICENSEE.**

7. INSURANCE:

A. Licensee shall purchase and maintain insurance as specified below covering the License, all the work, services, and obligations assumed or performed hereunder, from the Effective Date until termination, unless the duration is stated to be otherwise, with insurance companies assigned a current Financial Strength Rating of at least A and Financial Size Category of X by A. M. Best Company:

i. **Commercial General Liability Insurance** written on an occurrence basis subject to limit of $5,000,000 each occurrence for bodily injury, property damage, personal injury, libel and/or slander with an annual aggregate limit of no less than $10,000,000. Policy coverage is to be based on usual

Insurance Services Office policy forms to include, but not be limited to: Operations and Premises Liability, Completed Operations and Products Liability, Personal Injury and Advertising Liability, and Contractual Liability Insurance. Completed Operations coverage is to be maintained for a period of not less than three (3) years after the termination or cancellation of this License. General Liability policies procured by Licensee shall be amended to delete all railroad exclusions including exclusions for working on or within fifty feet (50') of any railroad property, and affecting any railroad bridge or trestle, tracks, road-beds, tunnel, underpass or crossing (CG 24 17 endorsement or equivalent).

ii. **Workers' Compensation and Employers' Liability Insurance** providing statutory workers' compensation benefits mandated under applicable state law and Employers' Liability Insurance subject to a minimum limit of $1,000,000 each accident for bodily injury by accident, $1,000,000 each employee for bodily injury by disease, and $1,000,000 policy limit for bodily injury by disease. If coverage is provided through a monopolistic state fund, a stop gap endorsement on either the Commercial General Liability or Workers' Compensation Policy is required to meet the Employers' Liability Insurance requirement.

iii. **Business Automobile Liability Insurance** subject to a minimum limit of $1,000,000 each accident for bodily injury and property damage. Policy coverage shall be based on Insurance Services Office policy forms referred to as Business Automobile Policy to cover motor vehicles owned, leased, rented, hired or used on behalf of Licensee. If applicable to this License and applicable under federal law, Licensee shall provide an MCS 90 endorsement.

iv. **Umbrella Liability Insurance** may be provided, at lessor's discretion, to supplement the coverage provided by the Commercial General Liability policy under the same terms and conditions required under Commercial General Liability set forth in Section 7.1(a) written on an occurrence basis for bodily injury, property damage, personal injury, libel and/or slander. Policy coverage is to be at least as broad as primary coverages. Umbrella coverage is to be maintained for a period of not less than three (3) years after the termination or cancellation of this License. Umbrella Liability shall apply to Commercial General Liability, Employers' Liability, and Business Automobile Liability Insurances.

The required limits of insurance may be satisfied by a combination of Primary and Umbrella or Excess Liability Insurance.

v. **Pollution Legal Liability Insurance** in an amount not less than $5,000,000 per occurrence and in the aggregate for bodily injury, property damage, and contractual liability. Coverage shall include, but not be limited to, defense and clean-up costs for any pollution conditions or damages arising from the work, services, storage, transportation, disposal, or obligations outlined in this License.

All insurance required of Licensee with the exception of Workers' Compensation and Employers' Liability shall include Licensor and any subsidiary, owner, parent or affiliates of Licensor, and their respective partners, successors, assigns, legal representatives, officers, directors, members, managers, agents,

shareholders, and employees ("Required Parties") as additional insured and include wording which states that the insurance shall be primary and not excess over or contributory with any insurance carried by Licensor and its affiliates. With respect to Commercial General Liability Insurance, Required Parties shall be included as additional insured for Ongoing Operations and for Completed Operations to the extent permitted by law.

C. All insurance shall provide Licensor a minimum of thirty (30) days' advance written notice of insurer's intent to cancel or otherwise terminate policy coverage.

D. If Licensee cannot obtain an occurrence-based policy for any required coverage, the policy may be written on a claims-made basis with a retroactive date on or before the Effective Date of this Licensee shall maintain such policy on a continuous basis. If there is a change in insurance companies or the policy is canceled or not renewed, Licensee shall purchase an extended reporting period of not less than three (3) years after the License termination date.

E. Licensee shall file with Licensor on or before the Effective Date of this License a valid certificate of insurance for all required insurance policies. Each certificate shall identify the Required Parties as additional insured as required and state that Licensor shall receive a minimum of thirty (30) days' advance written notice of insurer's intent to cancel or otherwise terminate policy coverage. Licensee shall supply updated certificates of insurance that clearly evidence the continuation of all coverage in the same manner, limits of protection, and scope of coverage as required by this License.

F. All insurance policies required of Licensee shall include a waiver of any right of subrogation written in favor of the Required Parties.

G. Notwithstanding the foregoing, Licensee may self-insure for any of the above required insurance coverages subject to the requirements specified in this paragraph. Licensee shall provide Licensor with audited financial statements and Licensor may, at its discretion, which shall not be unreasonably withheld, deem such financial statements acceptable prior to authorizing Licensee to self-insure. Licensee shall provide a letter of self-insurance to Licensor specifically stating which lines of coverage are self-insured and the amount of self-insurance maintained. The amount of any excess insurance that attaches to self-insurance below the required limits of insurance shall be identified in the letter and evidenced on a certificate of insurance. This letter of self-insurance shall be signed by Licensee's Risk Manager or another designated authorized signatory. With respect to Workers' Compensation, Licensee shall also provide state-issued self-insured authorization documents to Licensor, where applicable by state law.

H. Licensee represents that this License has been thoroughly reviewed by Licensee's insurance agent or broker who has been instructed by Licensee to procure the insurance coverage required by this License. Upon signature of this License and renewal of insurance, if Licensee fails to maintain or provide evidence to Licensor of any insurance coverage required under this License, Licensor may terminate this License effective immediately.

I. Licensee's compliance with obtaining the required insurance coverage shall in no way limit the indemnification rights and obligations specified in this License.

8. WAIVER:

Licensee waives the right to question the validity of this License or any of the terms and provisions of it, or the right or power of Licensor to execute and enforce this License. This License is made without covenant on the part of Licensor to warrant its title to the property involved with the Pipeline, or to give or to defend Licensee in the peaceful possession of the property and Licensee shall waive all

right to claim damages in the event Licensee shall be evicted, ejected or required to surrender possession of the property by anyone owning or claiming title to or any interest in the property, or by reason of failure of title of Licensor, or for any other cause whatsoever. Licensee further agrees to indemnify and save harmless Licensor and to assume all risk, responsibility and liability (including any expenses, attorneys' fees and costs incurred or sustained by Licensor) arising from, growing out of, or in any manner or degree directly or indirectly attributable to or resulting from any deficiency or insufficiency of Licensor's title affecting the right of Licensor to make this grant.

9. REPAIRS AND RELOCATION:

A. Licensee will at all times maintain the Pipeline in a safe and secure manner and in a condition satisfactory to Licensor. Licensor may request Licensee to change the location of the Pipeline, or any part of it, or to make reasonable repairs or changes as the judgment of Licensor deems necessary in order to avoid interference with or danger in the use or operation of Licensor's railroad, or any of its present or future appurtenances. In the event it is desired by Licensor to use its property or any portion of it, occupied or impacted by the Pipe Line, then Licensee shall, at its sole expense, and within thirty (30) days after notice from Licensor to do so, (or on shorter notice in case of an emergency), make changes to the Pipe Line as required or remove the Pipe Line, or as much of the Pipe Line as is located upon the portion of the property as required by Licensor.

B. If Licensee shall fail to perform any of its obligations contained in this License as to the maintenance of safe conditions in and about the Pipeline or to make any necessary repairs, or to relocate the Pipeline, then Licensor may cause such condition to be made safe, or change of location to be made, or repairs to be made, or Pipe Line to be removed from Licensor's property. Licensor acting as the agent of Licensee, may perform such work as is necessary in the judgment of Licensor, and Licensee shall, on demand, promptly reimburse Licensor the cost of the work, plus fifteen percent (15%) of the cost as a charge for the supervision, accounting, and use of tools; or Licensor may terminate this License by giving Licensee not less than ten (10) days advance written notice of its intention to do so.

C. In case Licensor shall at any time, or from time to time, require the removal of only a portion of the Pipeline, this License shall continue in force and be applicable to the portion or portions of the Pipeline remaining from time to time until the entire Pipe Line has been removed and the License Fees or other fees payable under this License shall be adjusted accordingly.

10. TERMINATION:

If Licensee fails to keep or perform any of Licensee's covenants contained in this License, or in the sole judgment of Licensor the use of this property or tracks makes it impractical to maintain the existence of said Pipeline as authorized in this License, Licensor has the right to terminate this License upon fifteen (15) days' written notice to Licensee.

11. RESTORATION:

Upon termination of this License, whether in accordance with the provisions of Section 1, 9 or 10 of this License, or otherwise, Licensee shall promptly remove the Pipeline from Licensor's property, and restore the property to its prior condition, or a condition satisfactory to Licensor. If Licensee fails to remove the Pipeline within thirty days (30) after termination of this License, Licensor may remove same, and charge the expense of such removal to the Licensee on the basis provided in Section 9.B of this License.

12. MISCELLANEOUS:

A. This License is executed by all Parties under current interpretation of any and all applicable Laws. Further, each and every separate division (paragraph, clause, item, term, condition, covenant or agreement) contained in this License shall have independent and severable status from each other separate division, or combination of them, for the determination of legality, so that if any separate division is determined to be unconstitutional, illegal, violative of trade or commerce, in contravention of public policy, void, voidable, invalid or unenforceable for any reason, that separate division shall be treated as a nullity, but such holding or determination shall have no effect upon the validity or enforceability of each and every other separate division or any other combination of them.

B. In the event this License is part of a package of agreements for Licensee, this License and all other such documents shall be read as compatible parts of the package and not in contradiction to each other, such that in the event of apparent conflict in any duties under this License or the package of agreements, Licensor shall designate which clause(s) shall survive or control any others.

C. Except as otherwise specified in this License, any notice or other communication required or permitted by this License shall be in writing and (i) delivered by first class mail, postage prepaid, or (ii) deposited into the custody of a nationally recognized overnight delivery service, as follows:

If to Licensor:
FLORIDA GULF & ATLANTIC RAILROAD, LLC

ATTN:
Vice President of Real Estate
245 Riverside Avenue, Ste: 250
Jacksonville, FL 32202

WITH A COPY TO:
ATTN: General Counsel
245 Riverside Avenue, Ste: 250
Jacksonville, FL 32202

If to Licensee:
CITY OF CRESTVIEW, FLORIDA

ATTN: Director of Public Services
715 N Ferdon Blvd.

Crestview, FL 32536
Phone: (850) 682-6132

D. No oral promises, oral agreements, or oral warranties shall be deemed a part of this License, nor shall any alteration, amendment, supplement or waiver of any of the provisions of this License be binding upon either Party, unless same be supplemented, altered, changed or amended by an instrument in writing, signed by Licensor and Licensee.

E. This License is made subject to the rights previously or simultaneously granted by or through Licensor for any surface, sub-surface or aerial uses antedating this License, including but not limited to, the construction, maintenance, operation, renewal and/or relocation of fences, pipelines, communication lines, power lines, railroad tracks and signals, and any and all appurtenances applicable to them. Licensor excepts and reserves the right to grant additional uses of the same or similar nature subsequent to the execution of this License, without payment of any sum for damages, so long as such use does not unreasonably interfere with the use of Pipeline by Licensee.

F. This License and all of the provisions contained in it shall be binding upon the Parties, their heirs, executors, administrators, successors and assigns, and Licensee agrees to supply notice in writing to Licensor of any name changes. Notwithstanding the forgoing, Licensee agrees not to assign this License, or any rights or privileges granted under it, without the prior written consent of Licensor, which it may give at its sole discretion, and any and every attempted assignment without prior written consent shall be void and of no effect. This covenant shall also apply whether any of the foregoing is made voluntarily by Licensee or involuntarily in any proceeding at law or in equity to which Licensee may be a party, whereby any of the rights, duties and obligations of License may be sold, transferred, conveyed, encumbered, abrogated or in any manner altered without the prior notice to and consent of Licensor. Notwithstanding the foregoing, Licensee shall remain liable to Licensor as a guarantor of Licensee's successor in interest to this License.

G. Nothing in this License shall be construed to place any responsibility on Licensor for the quality of the construction, maintenance or other work performed on behalf of Licensee hereunder or for the condition of any Licensee's facilities.

H. Any approval given or supervision exercised by Licensor under this License, or failure of Licensor to object to any work done, material used or method of construction, reconstruction or maintenance, shall not be construed to relieve Licensee of its obligations under this License.

I. The failure of the Licensor to seek redress for any violation of or to insist upon the strict performance of any of the terms, covenants or conditions of this License or any of the rules and regulations from time to time issued by the Licensor, shall not prevent a subsequent act, which would have originally constituted a violation, from having all of the force and effect of an original violation.

J. Licensee further indemnifies Licensor against any and all liens that may be placed against Licensor's property in the course of construction of this crossing and agrees to immediately satisfy any liens so placed.

K. In the event that Licensor shall incur any costs or expenses, including attorneys' fees and costs, in enforcing Licensee's covenants and agreements under this License, Licensee shall reimburse Licensor for all such costs, expenses and legal fees as an additional fee under this License.

L. This License shall be governed under the laws of the State of Florida, and venue shall be proper in the federal or state courts of the State of Florida for any action arising under the terms of this License or performance of it. The section headings of this License have been inserted for convenience of reference only and they shall not be referred to in the interpretation of this License. This License shall be read with all changes of gender and number required by the context. Time shall be of the essence in this License and each of the provisions of it.

M. Licensor's remedies under this License shall be cumulative, and the exercise of any remedy shall not preclude the exercise of any other remedy.

N. All of the obligations, representations and warranties of the Licensee accruing under this License during the existence of this License or any renewal or extension of it shall survive the termination or expiration of the Term.

O. Licensor shall not be responsible for any loss, damage, delay or non-performance caused by accidents, labor difficulties, acts of God, governmental action or by any other cause which is unavoidable or beyond

its reasonable control.

P. Licensee agrees that it shall not register this License or any notice or reference in respect of this License against title.

Q. All exhibits attached to this License are incorporated by reference as if fully set forth in this License.

IN WITNESS WHEREOF, the Parties have executed this License as of the last date of execution set forth below:

Licensor: **FLORIDA GULF & ATLANTIC RAILROAD, LLC**	Licensee: **CITY OF CRESTVIEW, FLORIDA**
By:	**By:**
Name:	**Name:**
Title:	**Title:**
Date:	**Date:**

EXHIBIT A

PIPELINE APPLICATION & INSTRUCTIONS

☐ **If you require Expedited Service, notify us by checking this box. There is an additional fee of $2,000 USD for this request.**

A completed application, non-refundable fee in the amount of **$5,500 USD**, and Engineer Stamped Plans are required to begin the lease process. Proposed plans must be approved by the railroad and an agreement must be fully executed between the railroad and the applicant before construction can begin. Proposed material and installation are to be in strict accordance with specifications of the American Railway Engineering Association and requirements of the railroad. One original of this form shall be submitted, accompanied by letter-sized Engineer Stamped Plans, elevation section of crossing from field survey, location in respect to mile post, width of railroad right of way, location of adjacent structures that may impede the crossing, and all information required in Figures 1 and 2 of AREMA Specifications, Part 5. If open cutting or tunneling is necessary, details of sheeting and method of supporting tracks or driving tunnel shall be shown.

The non-refundable fee of **$5,500 USD** includes contract preparation and basic engineering review. If your project is complex or involves HAZMAT, additional engineering review fees will be required. Additional fees will also be requested if flagging or a Right of Entry are required for your project.

Make all checks payable to:

[NAME OF RAILROAD]
Memo: Gulf & Atlantic Accounting Dept. (R.E. Fees)
245 Riverside Avenue
Suite 250
Jacksonville, FL 32202

LIST CHECK NUMBER(S): 77701

Contact us at GAR-AR@pinsly.com for ACH information [state the name of the railroad in the subject line and attach the completed application with plans].

Once an executable lease, license, or other agreement is submitted to you, it must be fully executed within thirty (30) days. Thereafter, the application and materials will be archived, and resubmission (including fees) will be required. All annual rental payments can be submitted to the same name and address shown above.

EXPEDITED SERVICE: Once a complete application, Engineer Stamped Plans, and required fees are received, including the additional fee of $2,000 USD, an executable agreement will be made available for review within fourteen (14) business days. *Please be sure to mark the box above if you require this service.*

PLEASE INITIAL HERE TO INDICATE YOU UNDERSTAND THIS POLICY _____

PINSLY RAILROAD COMPANY

PIPELINE APPLICATION & INSTRUCTIONS

SECTION 1:

1. Legal Name of Applicant: City of Crestview, Fl
2. Agreement to be in the name of (if different from above): _____
3. Type of Entity (select ONE): Corporation_____LLC____Individual____Municipality _X_
   Partnership____General____Limited____Other _____
4. If applicable, state/province of incorporation or organization: _____
5. Federal Tax Identification number (U.S. Leases): 59-6000295
6. Mailing Address: 715 N Ferdon Blvd. Crestview, Fl 32536
7. Overnight Delivery Service Address (if different): _____
8. Contact Person: Carlos Jones Title: Director of Public Services
9. Phone No.: (850) 682-6132 Fax No.: ( )
10. Email: carlosjones@cityofcrestview.org
11. Email address where non-billing notices can be sent to: carlosjones@cityofcrestview.org
12. Is Applicant a condemning authority? _X_Yes___No
13. Is Applicant an active railroad shipper? ___Yes_X_No
14. Does Applicant have existing agreements with Pioneer Lines or its predecessors? If so, attach a list of those agreement numbers with this application. No Existing Agreements
15. **Billing Contact Name, Phone Number, Email, and Address Required:**

NAME: Leah Williams
PHONE NUMBER: (850) 682-1560 **EMAIL:** accountspayable@cityofcrestview.org
ADDRESS: PO Box 1209 Crestview, Fl 32536

16. Railroad Name: Florida Gulf & Atlantic

Nearest Milepost:_____DOT No.: _____

Track Station (from):_____Track Station (to): _____

_____
(Adjacent Address)

Section: 13 Township: 3 North Range: 24 West

City: Crestview County: Okaloosa State: Fl

Located on the (N/S/E/W) S side of (landmark, intersection) Hwy-90

Geographical Coordinates Required *(in decimal degrees)*

Latitude: 30.7578 Longitude: -86.5984

PINSLY RAILROAD COMPANY

PIPELINE APPLICATION & INSTRUCTIONS

SECTION 2:

All specifications meet or exceed Railroad's Pipeline Specifications for Occupation **INITIAL HERE:** _____

OR Variance requested – **PLEASE DESCRIBE IN DETAIL (attach separate sheet if necessary):**

The City is requesting authorization to install the water and sewer utility mains underneath the railroad using horizontal directional drilling methods with HDPE casing and carrier pipe material.

- Temporary track support or rewrapping required? ( ) Yes (x) No If yes, please describe: _____
- Wires, poles, obstructions to be relocated? ( ) Yes (x) No If yes, please describe _____
- Product to be conveyed: (1) drinking water; (2) sanitary sewer
- Flammable? ( ) Yes (x) No Temp _____
- Hazardous? ( ) Yes (x) No
- Max. Working Pressure: (1) 100; (2) 50 PSI. Field Test Pressure: 150 PSI.
  Type test: hydrostatic
- Location of shut-off valve: north and south ends of utility mains HDDs
- **PIPE SPECIFICATIONS:**

	CARRIER PIPE	CASING PIPE
Material	HDPE DR11	HDPE DR11
Material Specifications and Grade	PE4710	PE4710
Min. Yield Strength of Mat. PSI	> 3,600	> 3,600
Mill Test Pressure PSI	350 psi	350 psi
Inside Diameter	20.829"	12.351"
Wall Thickness	2.345"	1.391"
Outside Diameter	25.8"	15.3"
Type of Seam	butt-fused	butt-fused
Laying Lengths	40/50'	40/50'
Kind of Joints	butt-fused	butt-fused
Total Length within RR R/O/W	100'	100'

PIPELINE APPLICATION & INSTRUCTIONS

VENTS: How many? 0 - N/A Size? _____ Height above ground? _____ ft. _____ in.

SEALS: Both ends x One end _____

BURY: Base of rail to top of casing _____ ft. _____ in. (1) WM: 85 ft 1 in. (2) FM: 87 ft 1 in.

CATHODIC PROTECTION: ( ) Yes (x) No

PROTECTIVE COATING: ( ) Yes (x) No Type: _____

Type, size, and spacing of insulators or supports: N/A

- Method of Installation: horizontal directional drilling
- Will line exclusively serve Lessee of Railroad? Yes (x) No ( ) Name Public water & sewer for the City of Crestview
- Will line run parallel or approx. parallel to Railroad's tracks? No Distance of parallelism: _____
- Will line be located in public road right-of-way? Yes DOT/AAR Crossing No. _____

(If "yes", show name, road number and right-of-way on print). Name of Public Road SR-85 Bypass

By submitting this application for credit, you authorize Pinsly, or affiliates, to make any inquiries necessary to determine credit worthiness. You release your banking details that would assist to determine credit worthiness.

I hereby certify that the information contained herein is complete and accurate. This information has been furnished with the understanding that it is to be used to determine the amount and conditions of the credit to be extended. Furthermore, I hereby authorize the financial institutions listed in this credit application to release necessary information to the company for which credit is being applied for in order to verify the information contained herein. Our terms of sale and service are NET 30 DAYS from the date listed on the invoice. Invoices that are beyond granted terms will be assessed a late fee of 18% APR (1.5% monthly) additional Terms and Conditions apply. A $20.00 charge will apply for any NSF/Non-Sufficient Checks.

Date: 12/4/25 LIST CHECK NUMBER(S): 77701

Signature: _____

Name Printed: Carlos Jones

Title: Director of Public Services

Phone No.: (850) 682-6132

Fax No: _____

BE SURE TO RETURN THE COVER SHEET WITH YOUR APPLICATION

EXHIBIT B

UTILITIES FOR THE STATE ROAD 85 BYPASS ROADWAY - PHASE 4

LOCATION IN FLORIDA
NTS

Prepared for the

CITY OF CRESTVIEW, FL

Volume 2 of 2
Drawings

For information regarding
this project, contact:

Jase Brown, PE
25 W Cedar Street, Suite 350
Pensacola, FL 32502
Phone: 850-572-5769

Jacobs

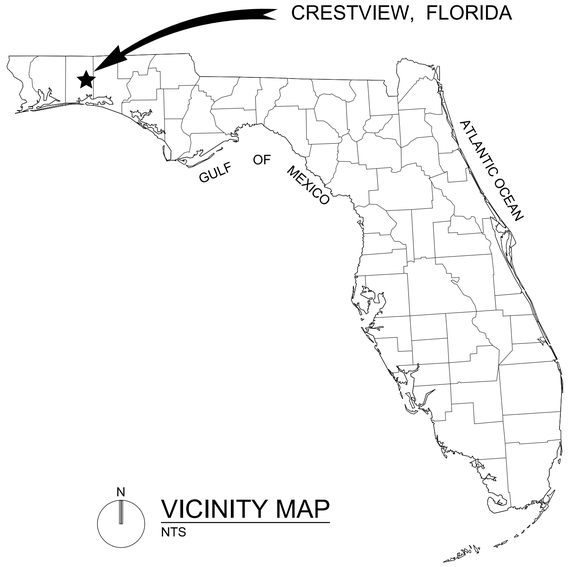
Project No. D3718100

NOVEMBER 2025

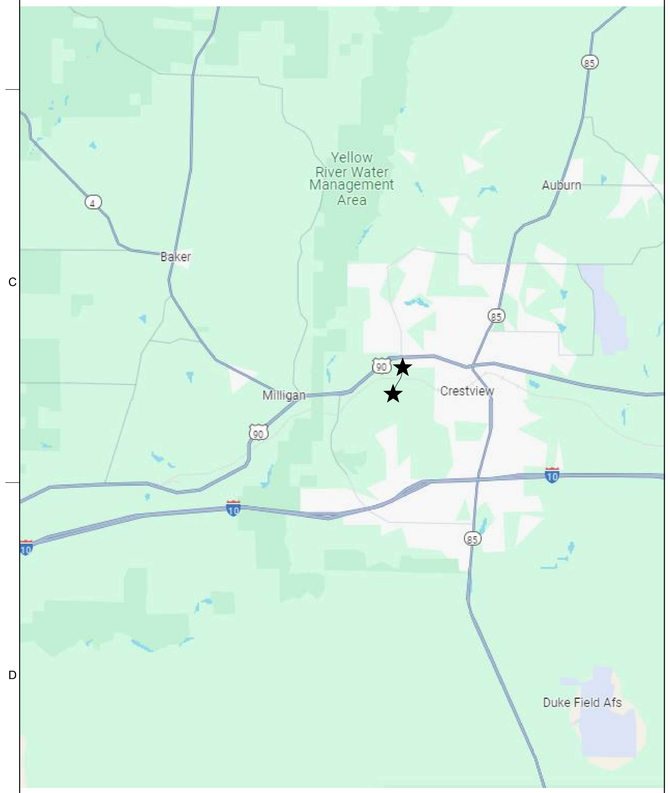
DETAILED DESIGN DOCUMENTS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KEVIN D. WADDELL ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

©JACOBS 2025. ALL RIGHTS RESERVED.



VICINITY MAP
NTS



LOCATION MAP
NTS

INDEX OF DRAWINGS

DWG. NO.	DWG. NO.	TITLE
GENERAL	GENERAL	
		COVER SHEET
01	01-G-001	INDEX OF DRAWINGS, GENERAL LEGEND, AND PROJECT LOCATION MAP
02	01-G-002	GENERAL NOTES AND CIVIL LEGEND
CIVIL	CIVIL	
03	05-P-000	SHEET KEY MAP
04	05-P-100	OVERALL SITE PLAN
05	05-P-101	FORCE MAIN PLAN AND PROFILE 0+00 TO 7+00
06	05-P-102	FORCE MAIN PLAN AND PROFILE 7+00 TO 13+00
07	05-P-103	FORCE MAIN PLAN AND PROFILE 13+00 TO 18+50
08	05-P-104	FORCE MAIN PLAN AND PROFILE 18+50 TO 26+00
09	05-P-201	WATER MAIN PLAN AND PROFILE 0+00 TO 7+00
10	05-P-202	WATER MAIN PLAN AND PROFILE 7+00 TO 14+00
11	05-P-203	WATER MAIN PLAN AND PROFILE 14+00 TO 21+00
12	05-P-204	WATER MAIN PLAN AND PROFILE 21+00 TO 28+00
13	05-P-501	STANDARD DETAILS

SECTION / DETAIL DESIGNATIONS

SECTION (LETTER) OR DETAIL (NUMERAL) DESIGNATION

DRAWING NUMBER (REPLACED WITH A LINE IF TAKEN AND SHOWN ON SAME SHEET)

ON DRAWING WHERE SECTION OR DETAIL IS TAKEN:

DRAWING NUMBER WHERE SHOWN

B — SECTION — SCALE — 05-C-301

ON DRAWING WHERE SECTION IS SHOWN:

DRAWING NUMBER(S) WHERE TAKEN

2 — DETAIL — SCALE — 05-C-301

ON DRAWING WHERE DETAIL IS SHOWN:

DRAWING NUMBER(S) WHERE TAKEN

DRAWING TITLE — SCALE

ON DRAWING WHERE ONLY A TITLE IS REQUIRED WITH NO REFERENCE (eg: ELEVATIONS)

SECTION CALLOUT WHERE SECTION IS ON THE SAME SHEET AND CUT EXTENDS TO A FIXED LIMIT

SECTION CALLOUT WHERE SECTION IS ON ANOTHER SHEET AND CUT EXTENDS THROUGHOUT ENTIRE SHEET

GRID LINE INDICATOR

KEYNOTE NUMBER

REVISION / ADDENDA NUMBER

NORTH ARROW; CAN BE MODIFIED TO INCLUDE MAGNETIC NORTH ALONG WITH PROJECT NORTH

DESIGN DETAIL DESIGNATION

DESIGN DETAIL DESIGNATION (NUMERAL) — 1234-567

SHOWN ON DESIGN DETAIL DRAWING(S)

NOTES:

1. ALL DESIGN DETAILS ARE TYPICAL AND MUST BE USED IF DESIGN DETAIL DESIGNATION IS NOT SHOWN
2. THE TERM STANDARD DETAIL, OR A FORM OF IT, IS SYNOMONOUS WITH DESIGN DETAIL AND REFERS TO THE DESIGN DETAILS FOUND IN THIS SET OF CONTRACT DOCUMENTS.
3. THE DESIGN DETAILS REPRESENT THE CHARACTER AND NATURE OF THE WORK REQUIRED THROUGHOUT THE PROJECT. ALL ASSOCIATED WORK SHALL BE IN ACCORDANCE WITH THE DESIGN DETAILS SHOWN WHETHER THE DETAILS ARE SPECIFICALLY REFERENCED OR NOT.

GENERAL NOTE:

1. THIS IS A STANDARD LEGEND SHEET. THEREFORE, NOT ALL OF THE INFORMATION SHOWN MAY BE USED ON THIS PROJECT.

KEVIN D. WADDELL
LICENSE No 83025
STATE OF FLORIDA
PROFESSIONAL ENGINEER

NO.	DATE	BY	APVD
DSGN	S SHAW	DR	J POLONCARZ
	REVISION	CHK	R MARTIN
			K WADDELL

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UTILITIES FOR THE STATE ROAD 85
BYPASS ROADWAY - PHASE 4
CITY OF CRESTVIEW
CRESTVIEW, FL

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GENERAL

INDEX OF DRAWINGS, GENERAL LEGEND AND PROJECT LOCATION MAP

DETAILED DESIGN DOCUMENTS

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING. 0 1"

DATE	NOVEMBER 2025
PROJ	D3718100
DWG	01-G-001
SHEET	01 of 13

FILENAME: 01-G-001_D3718100.dgn PLOT DATE: 11\21\2025 PLOT TIME: 9:50:47 AM

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GENERAL NOTES:

1. CONTRACTOR SHALL RESTORE DRIVEWAYS TO ORIGINAL CONDITION OR BETTER ONCE INSTALLATION IS COMPLETED.
2. COORDINATE WITH ALL PROPERTY OWNERS TO MAINTAIN ACCESS TO THEIR PROPERTY AS NEEDED. TEMPORARY CLOSURE OF ROADWAY MAY BE REQUIRED FOR INSTALLATION. IF ACCESS CANNOT BE MAINTAINED, PROVIDE ALTERNATE ACCOMMODATIONS UNTIL ACCESS CAN BE RESTORED. SEE 01_31_13 FOR PROJECT COORDINATION.
3. CONTRACTOR IS RESPONSIBLE FOR REPAIR AND RESURFACING OF ROADWAY IN THE EVENT OF DAMAGE TO PAVEMENT OR SUB BASE.
4. MINIMUM HORIZONTAL SPACING OF 6-FT AND VERTICAL SPACING OF 1-FT BETWEEN POTABLE WATER LINES AND ALL OTHER UTILITIES IS REQUIRED. WHERE 6-FT OF HORIZONTAL SPACING CANNOT BE MAINTAINED, RESTRAINED PVC OR HDPE AND A MINIMUM SPACING OF 3-FT SHALL BE REQUIRED.
5. ALL VALVES AND FITTINGS SHALL BE FULLY RESTRAINED ALONG WITH A FULL PIPE LENGTH UPSTREAM AND DOWNSTREAM OF EACH BY FUSING/WELDING OR BELL RESTRAINTS.

CIVIL ABBREVIATIONS:

ABBREVIATION	DEFINITION
DI	DUCTILE IRON
FPVC	FUSIBLE PVC
MJ	MECHANICAL JOINT
PVC	POLYVINYL CHLORIDE
RCW	RECLAIMED WATER
SS	SANITARY SEWER
SSFM	SANITARY SEWER FORCE MAIN
STL	STEEL
WM	WATER MAIN
HDPE	HIGH-DENSITY POLYETHYLENE
R/W	RIGHT OF WAY

SURVEY NOTES

1. SOURCE OF TOPOGRAPHY SHOWN ON THE PLANS WAS PROVIDED BY THE CITY.
2. EXISTING CONDITIONS MAY VARY FROM THOSE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND ADJUST WORK PLAN ACCORDINGLY PRIOR TO BEGINNING CONSTRUCTION.
3. EXISTING TOPOGRAPHY, STRUCTURES, AND SITE FEATURES ARE SHOWN SCREENED AND/OR LIGHT-LINED. NEW FINISH GRADE, STRUCTURES, AND SITE FEATURES ARE SHOWN HEAVY-LINED.
4. MAINTAIN, RELOCATE, OR REPLACE EXISTING SURVEY MONUMENTS, CONTROL POINTS, AND STAKES WHICH ARE DISTURBED OR DESTROYED. PERFORM THE WORK TO PRODUCE THE SAME LEVEL OF ACCURACY AS THE ORIGINAL MONUMENT(S) IN A TIMELY MANNER, AND AT THE CONTRACTOR'S EXPENSE.
5. WHERE PROPOSED UTILITIES INTERSECT EXISTING UTILITIES, CONTRACTOR SHALL FIELD VERIFY DEPTHS PRIOR TO INSTALLING PROPOSED LINE TO CONFIRM NO CONFLICTS. CONTRACTOR SHALL MAP EXISTING UTILITIES ALONG ALIGNMENT USING GPR OR EQUIVALENT IN ADDITION TO THE REQUIREMENT TO CONTACT 811 TO MARK UTILITIES. CONTRACTOR IS RESPONSIBLE FOR THE COST OF REPAIRING ALL DAMAGED UTILITIES.

CIVIL NOTES

1. WORK AREAS SHOWN SHALL BE FOR CONTRACTOR'S EMPLOYEE PARKING, CONTRACTOR'S TRAILERS AND ON-SITE STORAGE OF MATERIALS. PROVIDE TEMPORARY FENCING AS NECESSARY TO MAINTAIN SECURITY AT ALL TIMES. CONTRACTOR SHALL RESTORE AND SEED AND MULCH THE TEMPORARY ENTRANCE ROAD AND CONTRACTOR STAGING AREA AFTER CONSTRUCTION IS COMPLETE. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ADDITIONAL WORK AREAS AS NECESSARY TO COMPLETE CONSTRUCTION.
2. ELEVATIONS GIVEN ARE TO FINISH GRADE UNLESS OTHERWISE SHOWN. SLOPE UNIFORMLY BETWEEN CONTOURS AND SPOT ELEVATIONS AS SHOWN.
3. EXISTING UNDERGROUND UTILITIES OBTAINED FROM AS-BUILTS AND FROM FIELD SURVEY. CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION PRIOR TO EXCAVATION. PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION.
4. UNLESS OTHERWISE SHOWN ALL PIPING SHALL HAVE A MINIMUM OF 3 FEET COVER.
5. ALL PIPES SHALL HAVE A CONSTANT SLOPE BETWEEN INVERT ELEVATIONS UNLESS A FITTING IS SHOWN.
6. CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE EXISTING RIGHTS-OF-WAY OR TEMPORARY CONSTRUCTION EASEMENTS.
7. THE CONTRACTOR SHALL REPAIR AND RESTORE EXISTING PAVEMENT, SIDEWALKS, CURBS, DRIVEWAYS, PIPES, IRRIGATION LINES, CONDUIT, CABLES, ETC. AS A RESULT OF THE CONSTRUCTION ACTIVITIES.
8. NO DEBRIS OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIAL SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
9. ADJUST (AS REQUIRED) PROPOSED PIPELINE ALIGNMENTS HORIZONTALLY AND/OR VERTICALLY TO AVOID CONFLICTS WITH ACTUAL FIELD CONDITIONS AS UNCOVERED DURING CONSTRUCTION. FIELD ADJUSTMENT SHALL BE COORDINATED WITH, AND APPROVED BY, THE ENGINEER IN WRITING PRIOR TO ANY CHANGE IN ALIGNMENT OR DEPTH.
10. ALL UTILITIES CROSSING UNDER ROADWAYS SHALL BE INSTALLED VIA HDD.

EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR SHALL PREPARE AND OBTAIN APPROVAL FOR A GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (FDEP DOCUMENT 62-621.300[4][A]). THE CONTRACTOR SHALL PREPARE AND SUBMIT THE SUPPORTING GENERIC PERMIT DOCUMENTATION INCLUDING A SITE SPECIFIC STORMWATER POLLUTION PREVENT PLAN, NOTICE OF INTENT (FDEP FORM 62-621.300[4][B]), AND PROCESSING FEE.
2. CONTRACTOR SHALL IMPLEMENT, INSPECT, AND DOCUMENT EROSION CONTROL MEASURES IN ACCORDANCE WITH THE FLORIDA STORMWATER, EROSION, AND SEDIMENT CONTROL INSPECTOR'S MANUAL.
3. IF ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO PREVENT OFFSITE MIGRATION OF STORMWATER RUNOFF, THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER AND IMPLEMENT ADDITIONAL CONTROL MEASURES AS REQUIRED.
4. SITE WORK SHALL ENSURE THAT EXISTING VEGETATION IS PRESERVED AND THAT DISTURBED PORTIONS OF THE SITE ARE STABILIZED. STABILIZATION MEASURES MAY INCLUDE: TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, PROTECTION OF TREES, AND OTHER APPROPRIATE MEASURES.
5. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
6. STRUCTURAL PRACTICES SHALL BE IMPLEMENTED TO DIVERT FLOWS FROM EXPOSED SOILS AND STORM DRAINS OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE TO THE DEGREE ATTAINABLE. SUCH PRACTICES MAY INCLUDE SILT FENCES, EARTH DIKES, DRAINAGE SWALES, SEDIMENT TRAPS, CHECK DAMS, AND STORM DRAIN INLET PROTECTION. STRUCTURAL PRACTICES SHOULD BE PLACED ON UPLAND SOILS TO THE DEGREE ATTAINABLE.
7. LOCAL, STATE AND MANUFACTURER'S METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL. MATERIAL AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO BROOMS, DUSTPANS, MAPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.
8. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.
9. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES UNTIL PERMANENT STABILIZATION OF THE SITE IS ACHIEVED.
10. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED AFTER EACH RAIN EVENT, AND SHALL BE IMMEDIATELY REPAIRED OR REPLACED IF FOUND TO BE DEFECTIVE.
11. CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL MEASURES EACH DAY TO ENSURE THAT THEY ARE WORKING PROPERLY.
12. SILT FENCE SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND. BUILT UP SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE FENCE.
13. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT.

CIVIL LEGEND

EXISTING TOPOGRAPHY AND OTHER AS-BUILT SITE FEATURES ARESHOWN SCREENED. SEE TOPOGRAPHIC SURVEY PREPARED BYRUBEN SURVING & MAPPING FOR EXISTING LEGEND.

- 158.5 — SPOT ELEVATION
- 155 — CONTOUR LINE
- 3:1 — EMBANKMENT AND SLOPE
- DRAINAGEWAY OR DITCH
- CATCH BASIN OR INLET
- TRENCH DRAIN
- OR — SIGN
- MANHOLE
- POST OR GUARD POST
- GUY ANCHOR
- UTILITY POLE
- LIGHT POLE
- SURVEY CONTROL POINT OR BENCHMARK
- BRUSH/TREE LINE
- TREE
- PROPERTY LINE
- CENTER LINE, BUILDING, ROAD, ETC.
- STAGING OR WORK AREA LIMITS
- N 1000.00 / E 1000.00 — STRUCTURE, BUILDING OR FACILITY LOCATION POINT - COORDINATES
- B-1 — BORING LOCATION AND NUMBER
- TP-2 — TEST PIT LOCATION AND NUMBER
- P-3 — PIEZOMETER LOCATION AND NUMBER
- OR — DEMOLITION
- OR — STRUCTURE, BUILDING OR FACILITY
- ASPHALT CONCRETE PAVEMENT
- GRAVEL SURFACING OR LIMEROCK STABILIZATION OR RIPRAP
- CONCRETE PAVEMENT/SIDEWALK
- CURB
- CURB AND GUTTER
- SINGLE SWING GATE
- DOUBLE SWING GATE
- SLIDING GATE
- GUARD RAIL
- CHAIN LINK FENCE
- SEDIMENT FENCE
- ROADWAY CROSS DRAIN
- WETLAND BOUNDARIES ARROWS ARE DIRECTION OF FLOW

KEVIN D. WADDELL LICENSE No 83025 STATE OF FLORIDA PROFESSIONAL ENGINEER

NO.	DATE	DSGN	DR	CHK	REVISION	BY	APVD
		S.SHAW	J.POLONCARZ	R.MARTIN	APVD	K.WADDELL	

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UTILITIES FOR THE STATE ROAD 85
BYPASS ROADWAY - PHASE 4
CITY OF CRESTVIEW
CRESTVIEW, FL

Jacobs

GENERAL
GENERAL NOTES AND CIVIL LEGEND

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DATE	NOVEMBER 2025
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SHEET	02 of 13

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PROFESSIONAL ENGINEER

NO.	DATE	REVISION	DR	CHK	APVD
DSGN	S SHAW		J POLONCARZ	R MARTIN	K WADDELL

BY	APVD

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UTILITIES FOR THE STATE ROAD 85
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SHEET KEY MAP

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SHEET KEYNOTES

1. THE CONTRACTOR SHALL STAGE AND FUSE PIPE ALONG SR 85 BYPASS WITHOUT OBSTRUCTING EXISTING RESIDENCES OR THE TRAVELING PUBLIC. PIPE STAGING SHALL NOT OBSTRUCT ACCESS TO THE K-8 SCHOOL ENTRANCE. COORDINATE STAGING WITH OKALOOSA COUNTY.
2. THE SR 85 BYPASS ROADWAY AND SIDEWALKS ARE CURRENTLY UNDER CONSTRUCTION. THE SOUTHERN SECTION OF THE ROADWAY IS ANTICIPATED TO OPEN TO TRAFFIC IN WINTER 2025. THE BRIDGE AND ROADWAY NORTH TO HWY 90 IS ANTICIPATED TO OPEN IN SPRING 2026.
3. THE ROADWAY CONTRACTOR HAS CLEARED THE MAJORITY OF THE TEMPORARY CONSTRUCTION EASEMENT.

KEVIN D. WADDELL
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STATE OF FLORIDA
PROFESSIONAL ENGINEER

NO.	DATE	REVISION	DR	CHK	APVD	BY	APVD
DSGN	S SHAW		J POLONCARZ	R MARTIN		K WADDELL	

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UTILITIES FOR THE STATE ROAD 85
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CITY OF CRESTVIEW
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OVERALL SITE PLAN

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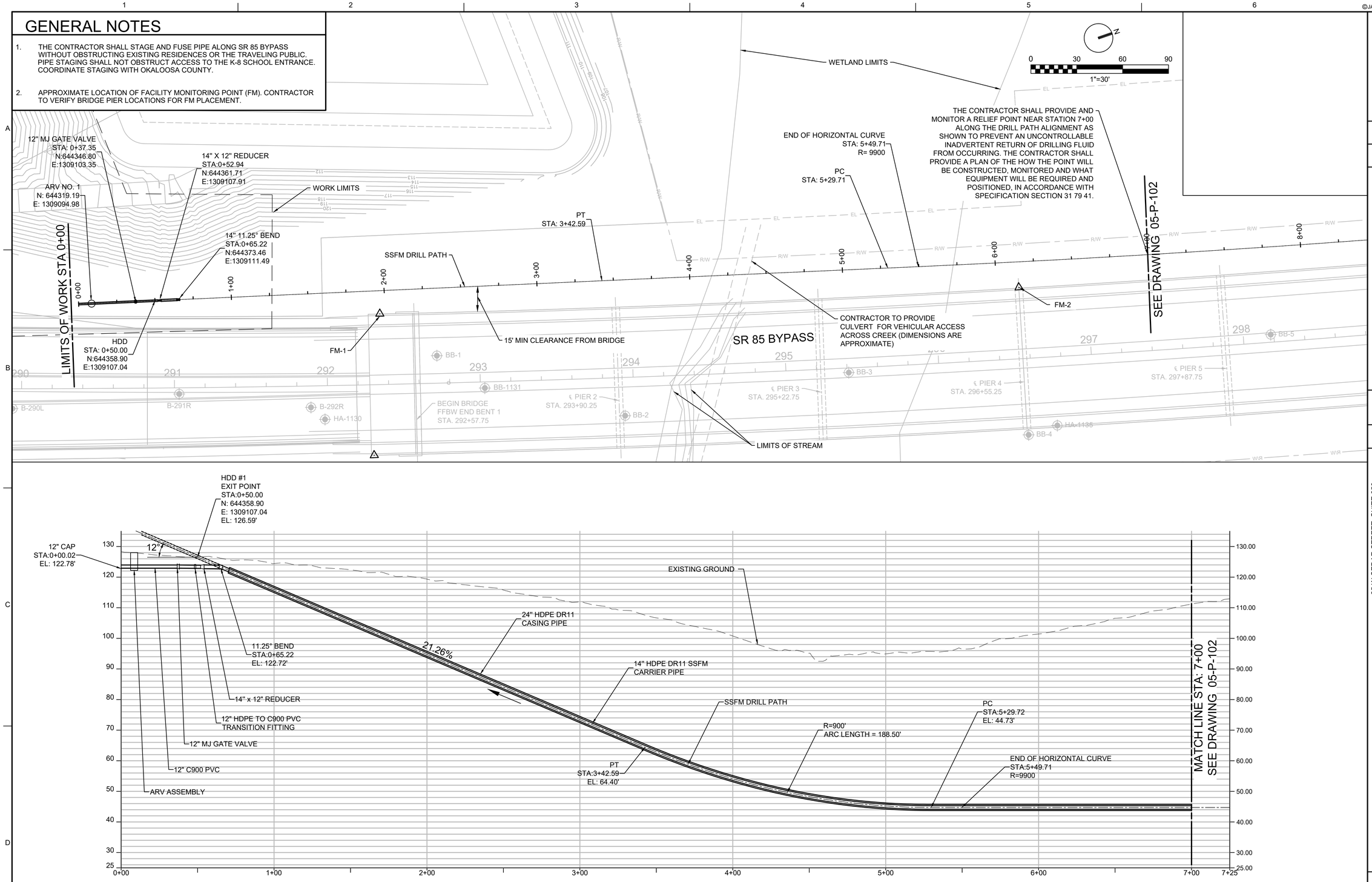

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UTILITIES FOR THE STATE ROAD 85
BYPASS ROADWAY - PHASE 4
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CRESTVIEW, FL

CIVIL
PLAN AND PROFILE
FORCE MAIN PLAN AND PROFILE
0+00 TO 7+00

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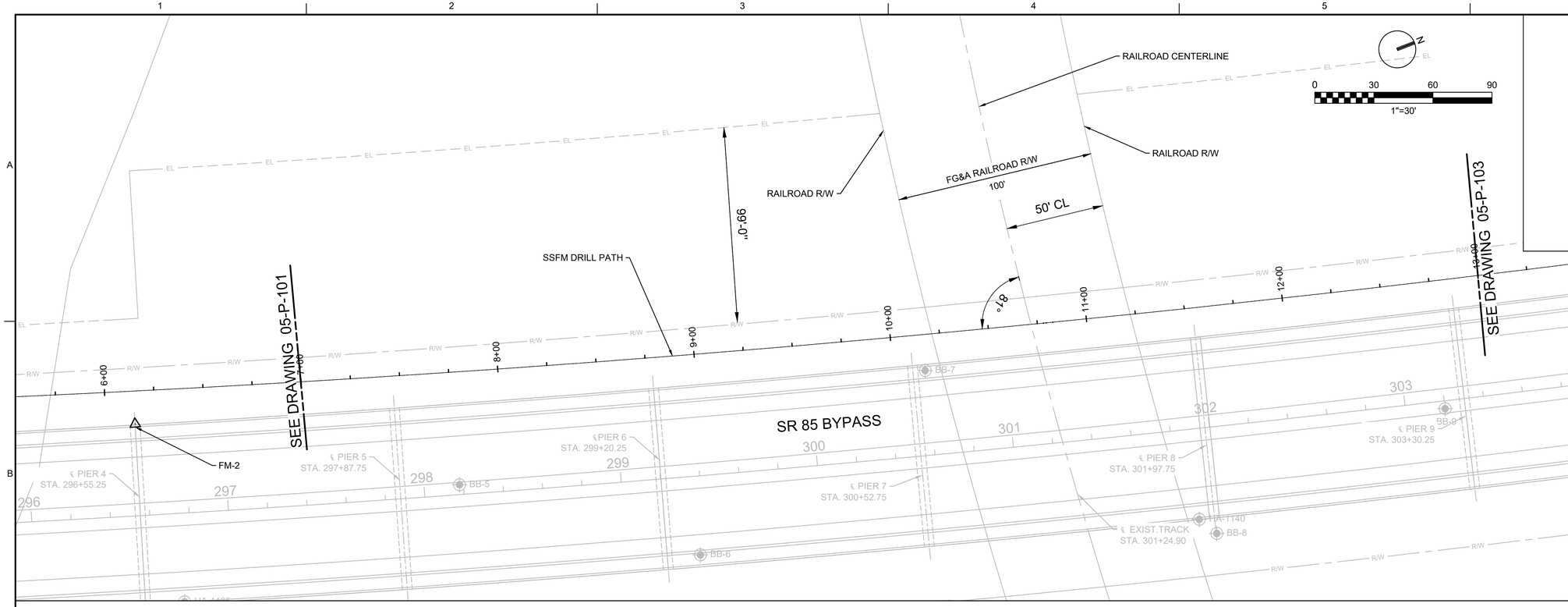

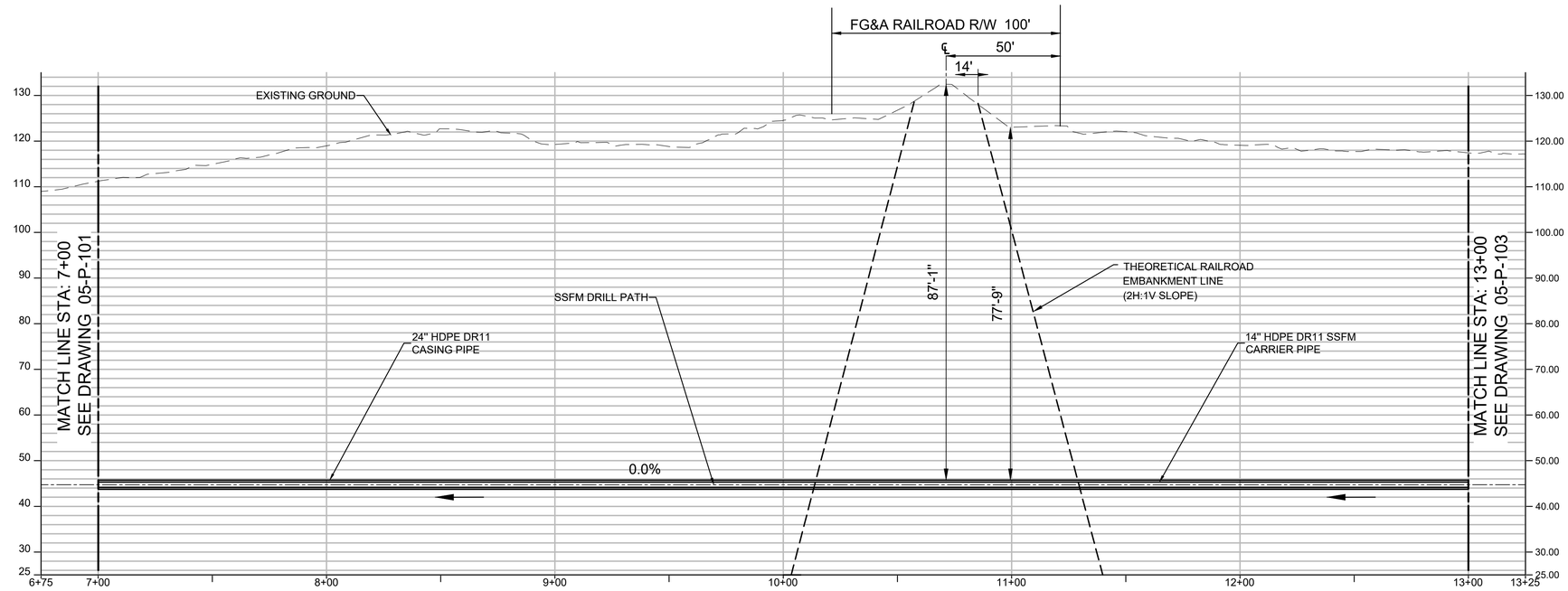

NO.	DATE	DSGN
		S SHAW
		DR J POLONCARZ
	REVISION	CHK R MARTIN
		APVD K WADDELL
	BY	APVD

KEVIN D. WADDELL
LICENSE No 83025
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UTILITIES FOR THE STATE ROAD 85
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PLAN AND PROFILE
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PROJ	D3718100
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SHEET	06 of 13

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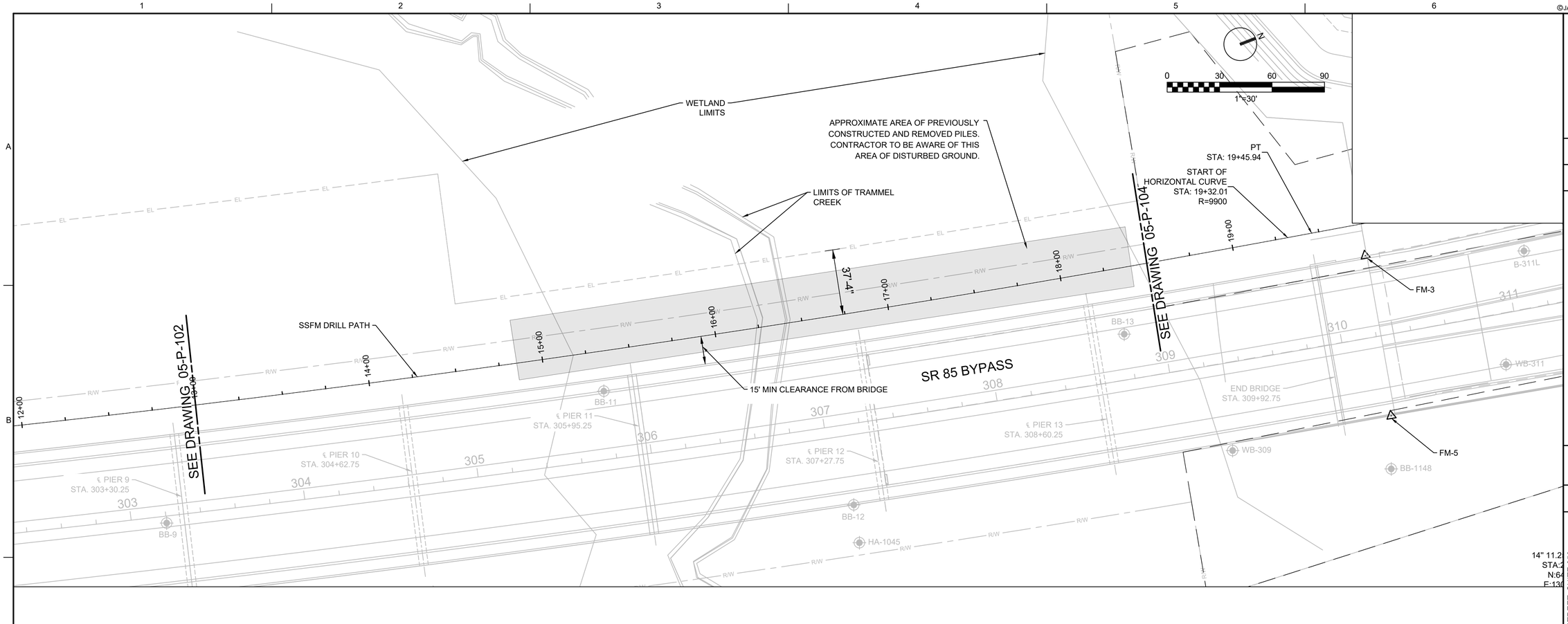

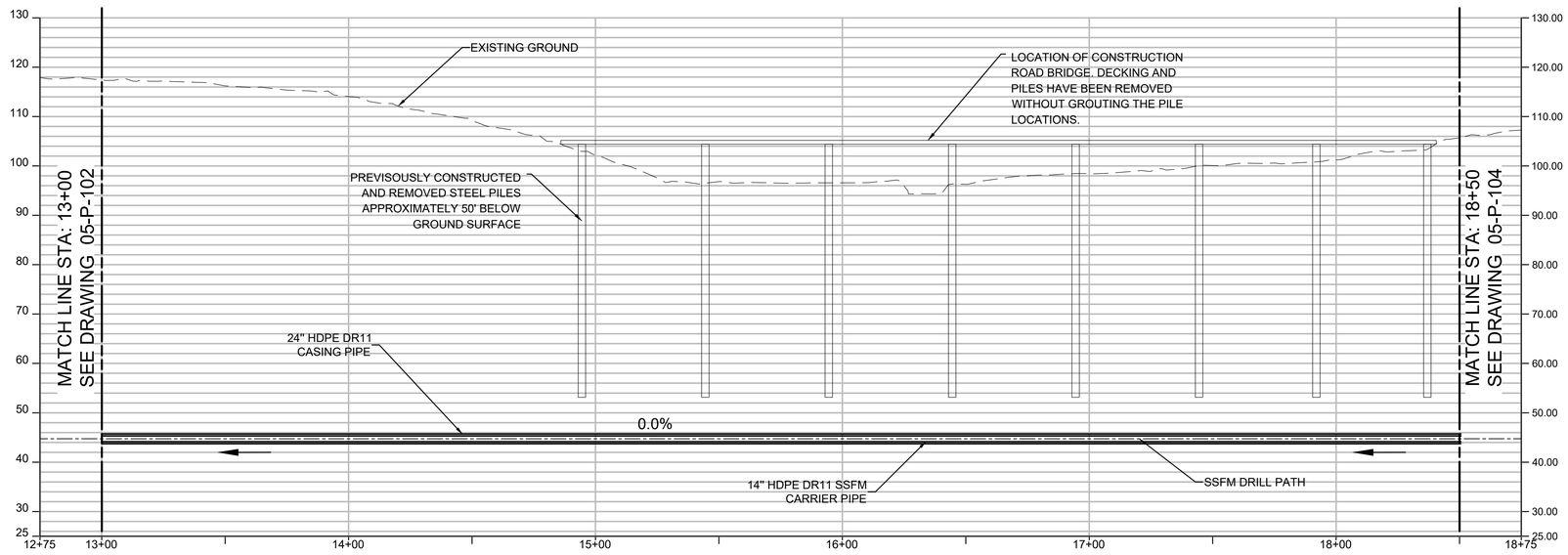

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NO.	DATE	DR	REVISION	CHK	APVD	BY	APVD
DSGN	S SHAW		J POLONCARZ	R MARTIN			K WADDELL

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PLAN AND PROFILE
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DWG	05-P-103
SHEET	07 of 13

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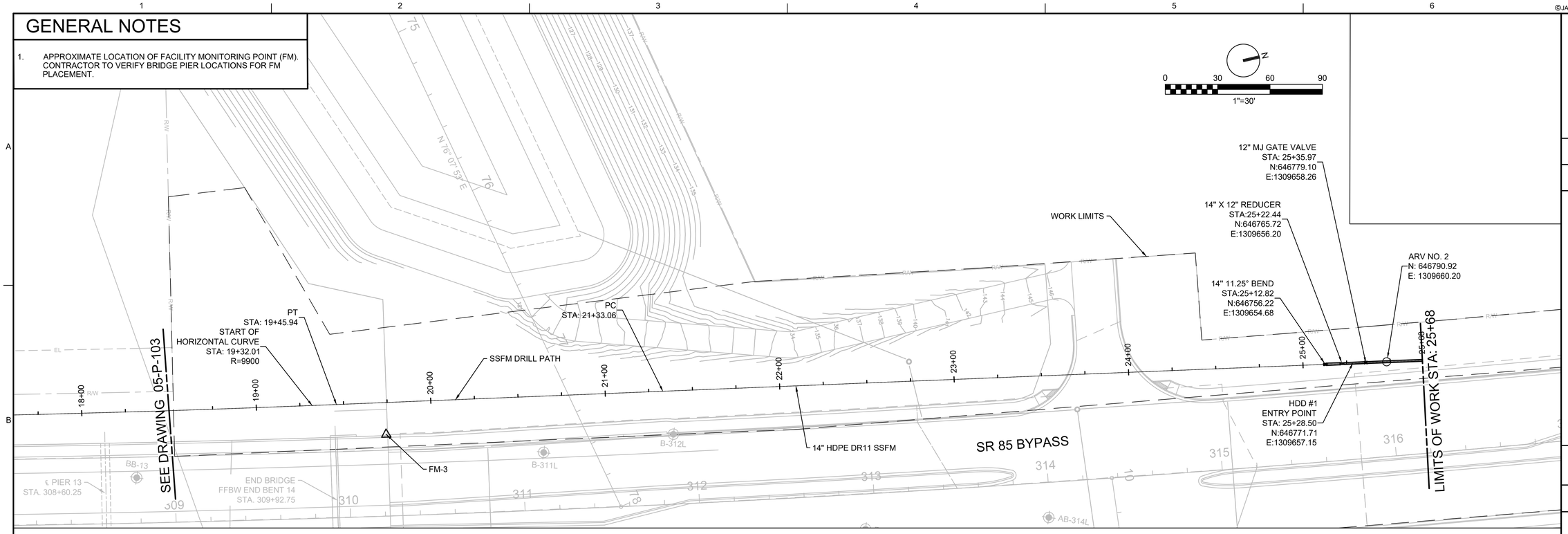
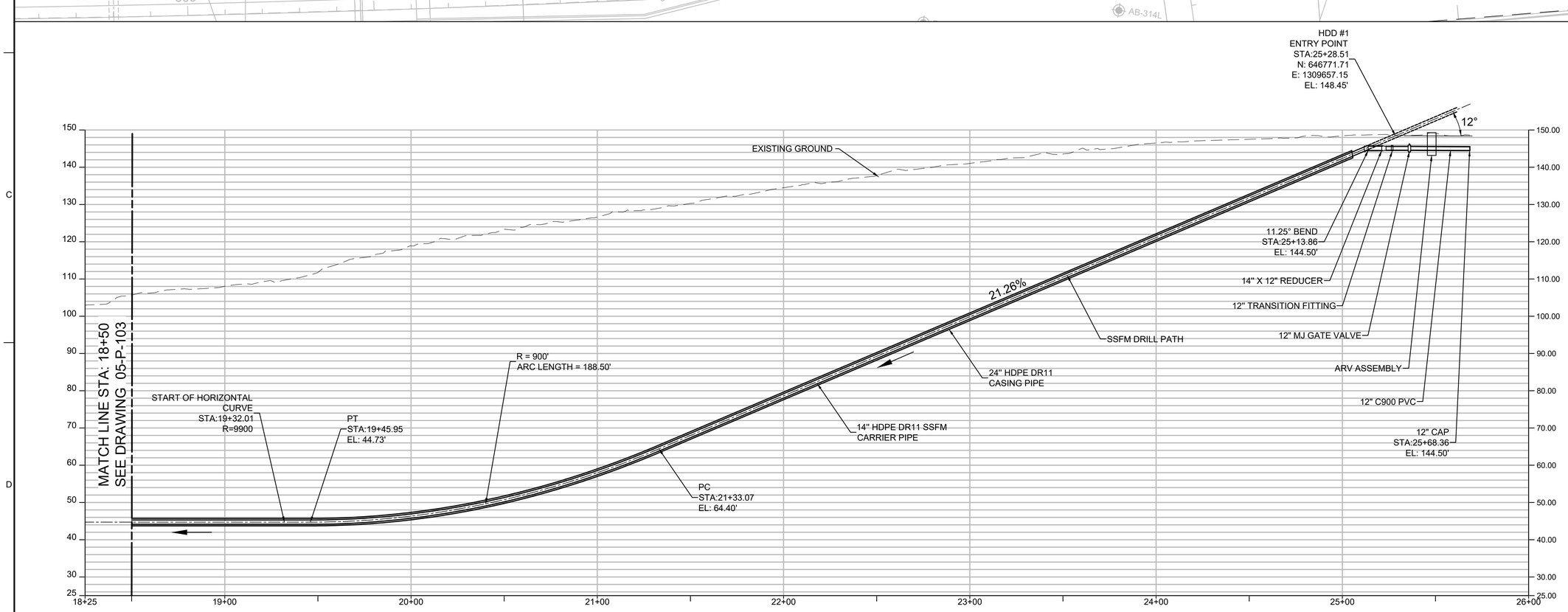
GENERAL NOTES

1. APPROXIMATE LOCATION OF FACILITY MONITORING POINT (FM). CONTRACTOR TO VERIFY BRIDGE PIER LOCATIONS FOR FM PLACEMENT.





KEVIN D. WADDELL
LICENSE
No 83025
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

NO.	DATE	DSGN	REVISION	CHK	DR	APVD
		S SHAW		J POLONCARZ	R MARTIN	K WADDELL

25 W CEDAR STREET, SUITE 350
PENSACOLA, FLORIDA 32502
ENGINEERING REGISTRY 2822 AAC001790

UTILITIES FOR THE STATE ROAD 85
BYPASS ROADWAY - PHASE 4
CITY OF CRESTVIEW
CRESTVIEW, FL

Jacobs

CIVIL

PLAN AND PROFILE
FORCE MAIN PLAN AND PROFILE
18+50 TO 26+00

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0 1"

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DWG	05-P-104
SHEET	08 of 13

$PWURL $PWPATH FILENAME: 05-P-104_D3718100.dwg PLOT DATE: $PLOTDATE PLOT TIME: $PLOTTIME

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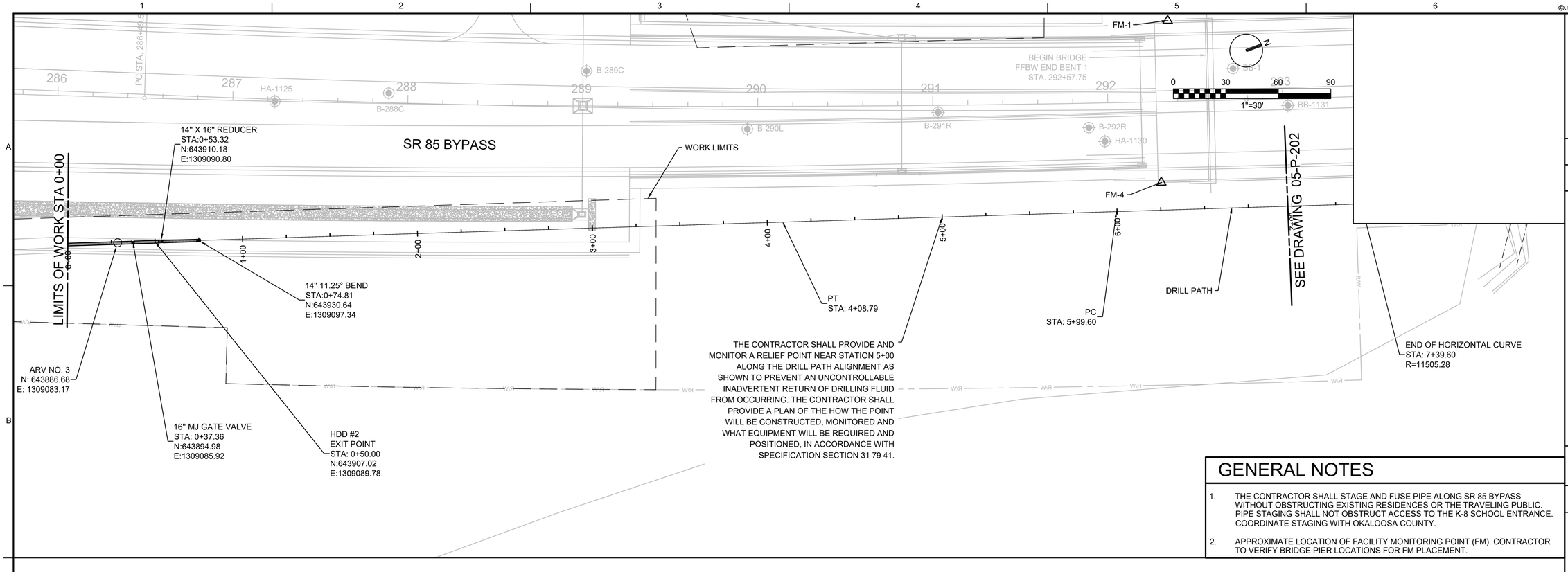
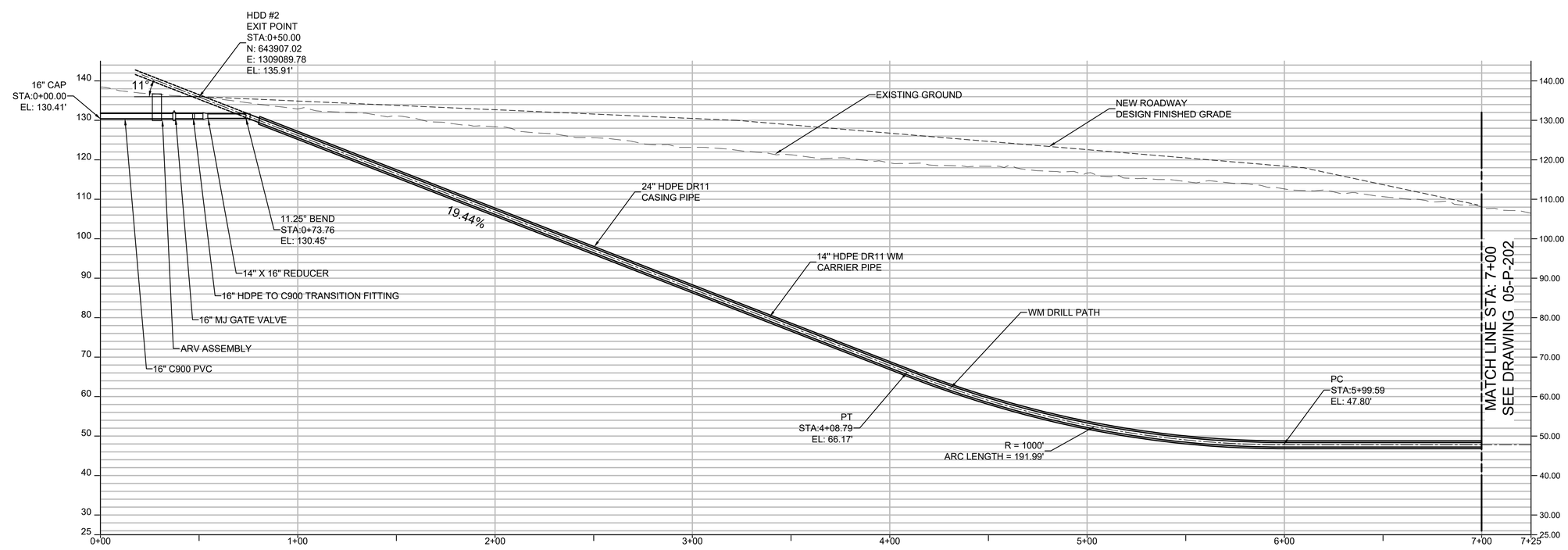


GENERAL NOTES

1. THE CONTRACTOR SHALL STAGE AND FUSE PIPE ALONG SR 85 BYPASS WITHOUT OBSTRUCTING EXISTING RESIDENCES OR THE TRAVELING PUBLIC. PIPE STAGING SHALL NOT OBSTRUCT ACCESS TO THE K-8 SCHOOL ENTRANCE. COORDINATE STAGING WITH OKALOOSA COUNTY.
2. APPROXIMATE LOCATION OF FACILITY MONITORING POINT (FM). CONTRACTOR TO VERIFY BRIDGE PIER LOCATIONS FOR FM PLACEMENT.



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		S SHAW	J POLONCARZ	R MARTIN	APVD	K WADDELL	

25 W CEDAR STREET, SUITE 350
PENSACOLA, FLORIDA 32502
ENGINEERING REGISTRY 2822 AAC001790

UTILITIES FOR THE STATE ROAD 85
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CITY OF CRESTVIEW
CRESTVIEW, FL

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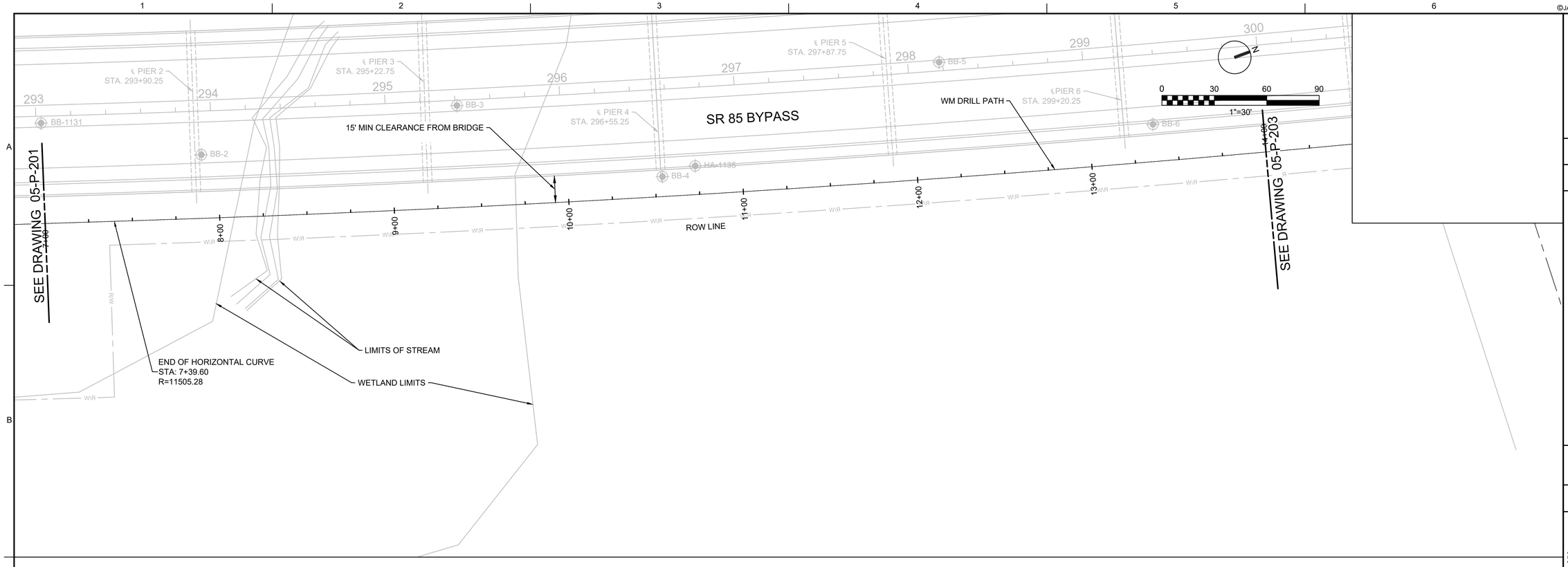

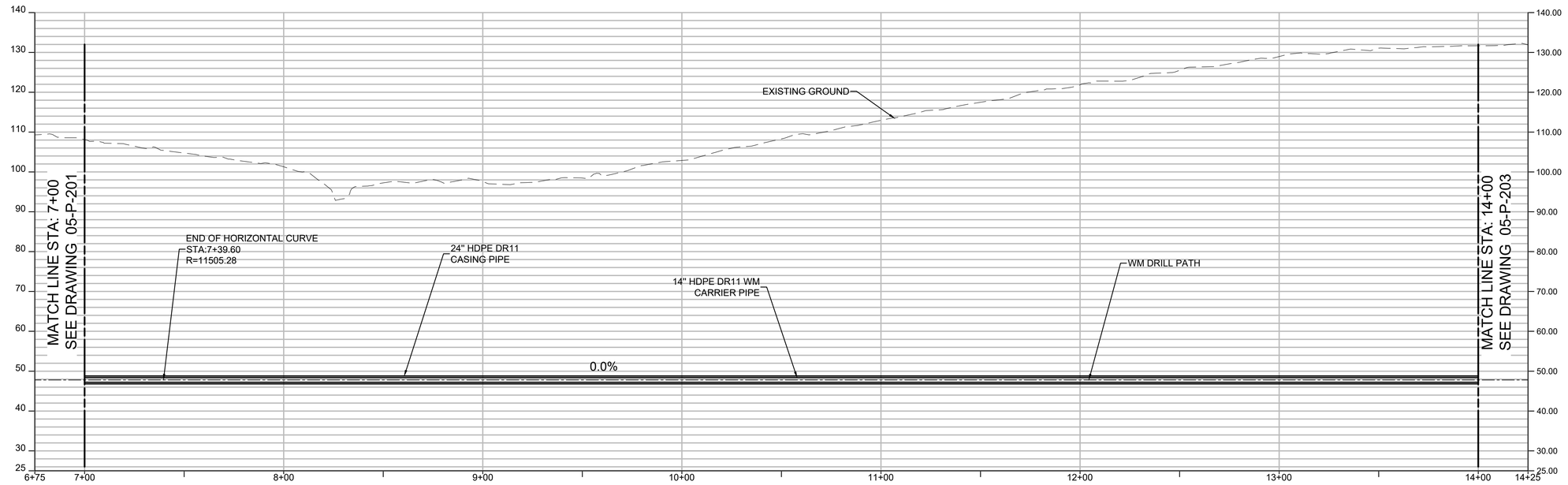

NO.	DATE	REVISION	DR	CHK
DSGN	S SHAW	J POLONCARZ	R MARTIN	APVD
			BY	APVD
			K WADDELL	

KEVIN D. WADDELL
LICENSE
No 83025
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

25 W CEDAR STREET, SUITE 350
PENSACOLA, FLORIDA 32502
ENGINEERING REGISTRY 2822 AAC001790

UTILITIES FOR THE STATE ROAD 85
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7+00 TO 14+00

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PROJ	D3718100
DWG	05-P-202
SHEET	10 of 13

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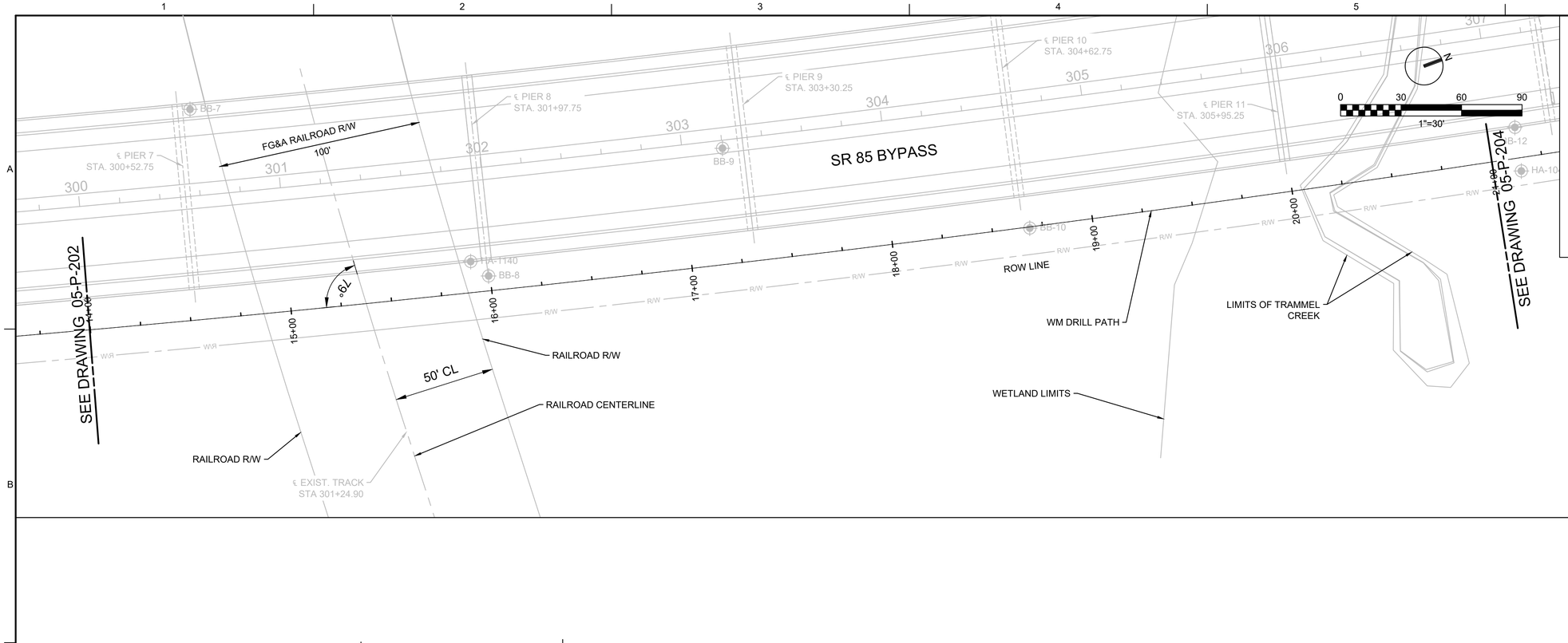

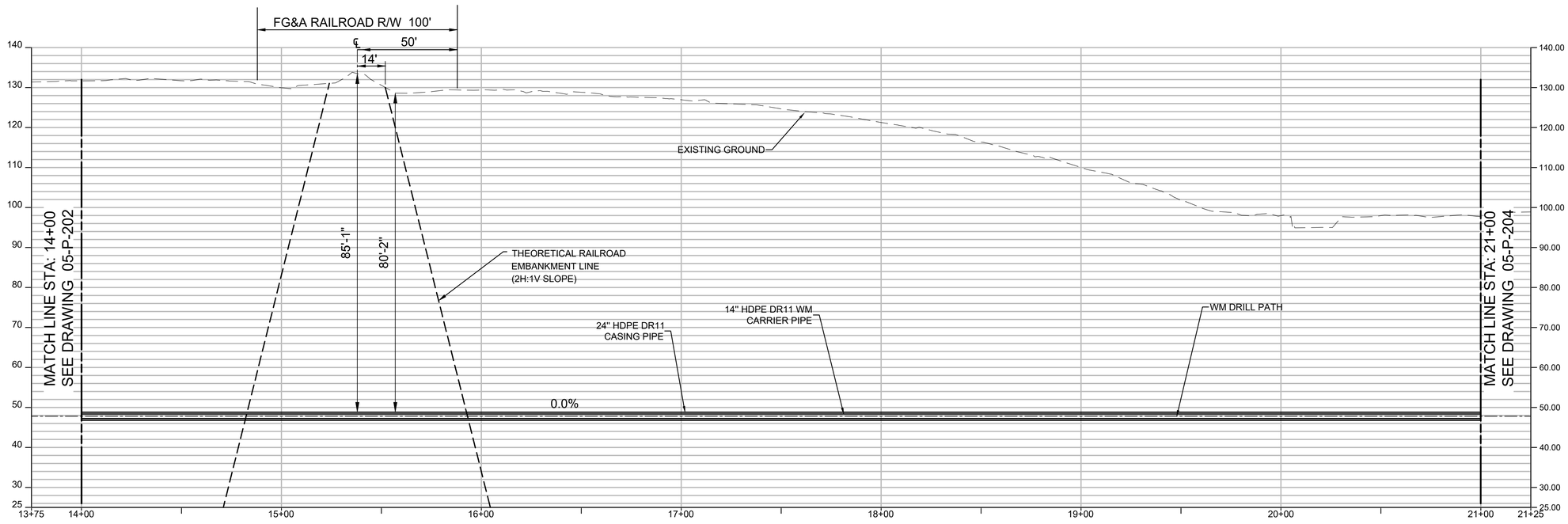

KEVIN D. WADDELL
LICENSE
No 83025
STATE OF FLORIDA
PROFESSIONAL ENGINEER

NO.	DATE	REVISION	DR	CHK	APVD	BY	APVD
DSGN	S SHAW		J POLONCARZ		R MARTIN		K WADDELL

25 W CEDAR STREET, SUITE 350
PENSACOLA, FLORIDA 32502
ENGINEERING REGISTRY 2822 AAC001790

UTILITIES FOR THE STATE ROAD 85
BYPASS ROADWAY - PHASE 4
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14+00 TO 21+00

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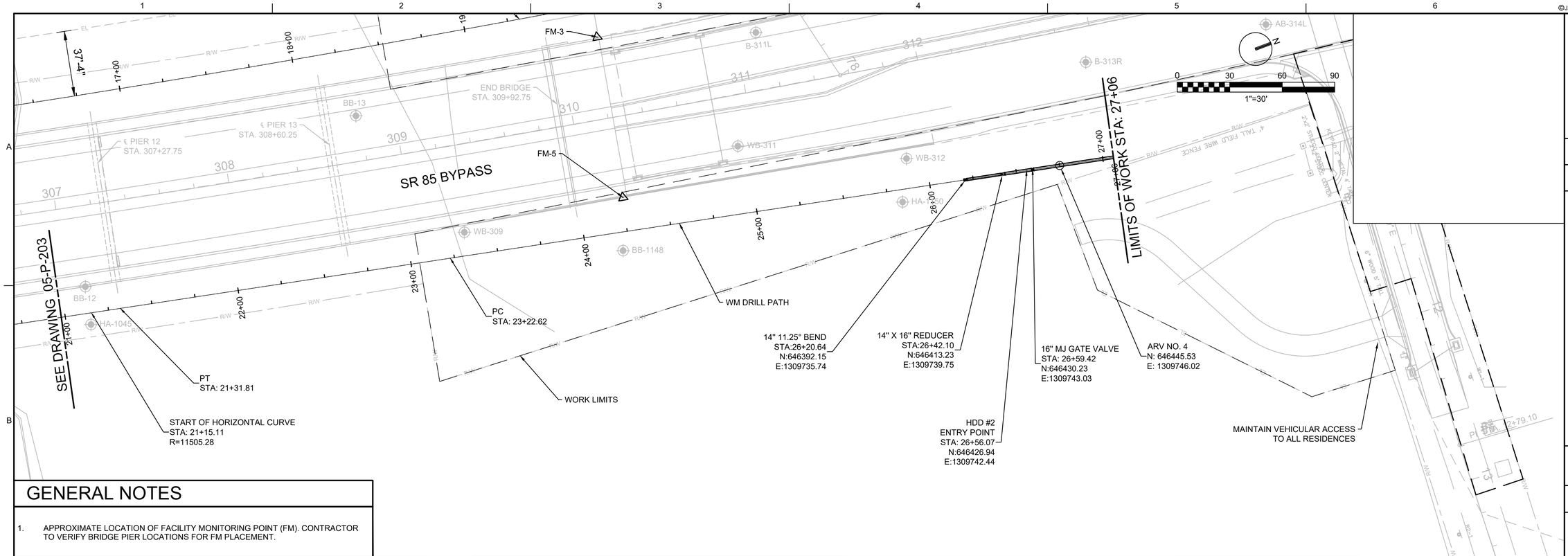

GENERAL NOTES

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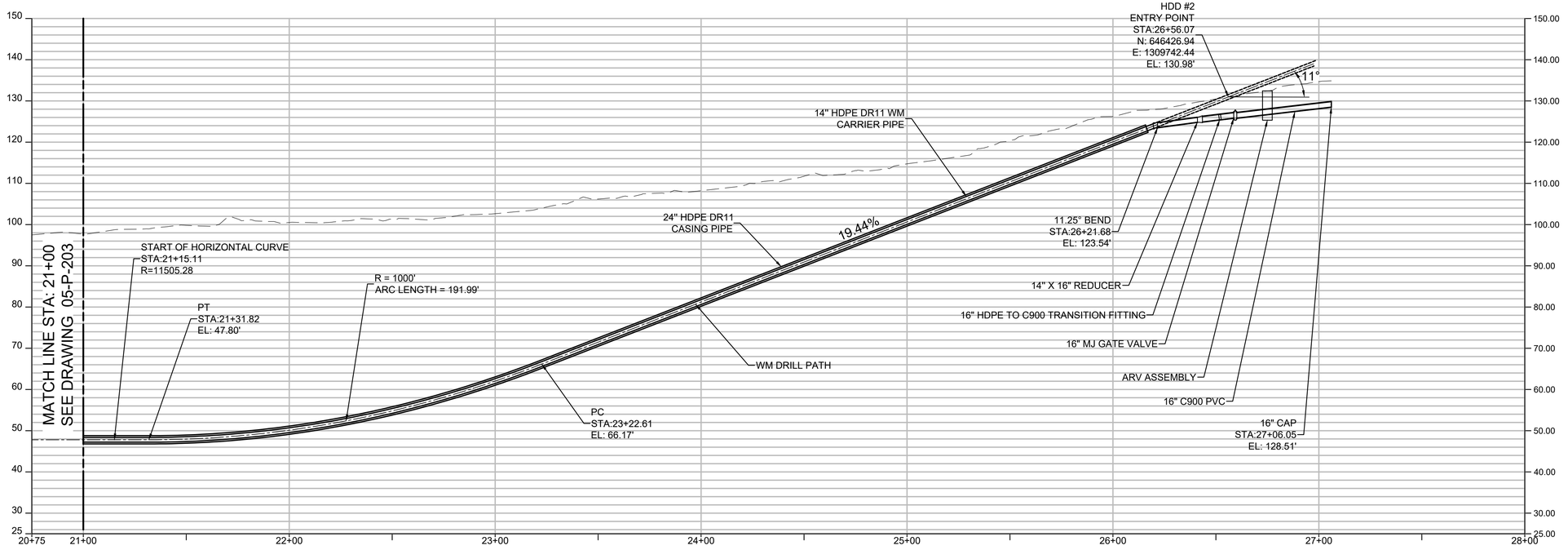

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NO.	DATE	DR	REVISION	CHK	BY	APVD
DSGN	S SHAW	J POLONCARZ		R MARTIN	K WADDELL	

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UTILITIES FOR THE STATE ROAD 85
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21+00 TO 28+00

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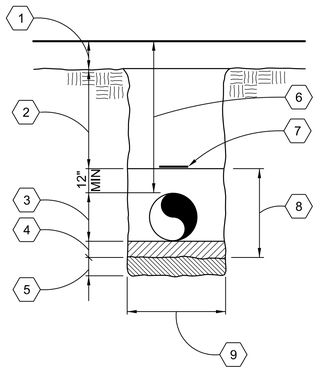
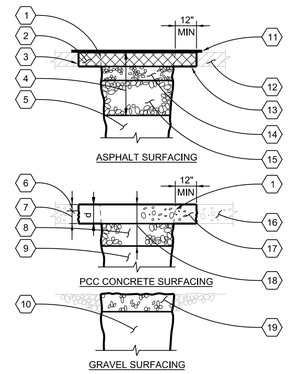


1. NEW SURFACING, OR SURFACE RESTORATION, SEE PLANS
2. TRENCH BACKFILL ABOVE PIPE ZONE
3. PIPE OUTSIDE DIAMETER
4. PIPE BEDDING MATERIAL
5. TRENCH STABILIZATION WHERE REQUIRED
6. DEPTH OF COVER
7. MARKING TAPE AS SPECIFIED
8. PIPE ZONE
9. MINIMUM WIDTH = PIPE OD + 1'-6"

TYPICAL TRENCH

NTS

3123-110



1. CUT PRIOR TO TRENCHING
2. AC PAVEMENT
3. SAW CUT JUST PRIOR TO PAVING
4. AC PAVEMENT SECTION
5. TRENCH BACKFILL ABOVE PIPE ZONE
6. SAWCUT, TYP (d/3)
7. JACKHAMMERED EDGE, TYP (2d/3)
8. COMPACTED BASE COURSE OR CLSF
9. TRENCH BACKFILL ABOVE PIPE ZONE
10. TRENCH BACKFILL ABOVE PIPE ZONE
11. SEAL AND COVER COAT, IF SPECIFIED
12. EXISTING ASPHALT CONCRETE
13. PRIME COAT, IF SPECIFIED
14. LEVELING COURSE
15. BASE COURSE
16. EXISTING CONCRETE
17. PCC CONCRETE, SEE NOTE B
18. CONC PAVEMENT SECTION
19. GRAVEL SURFACING

NOTES:

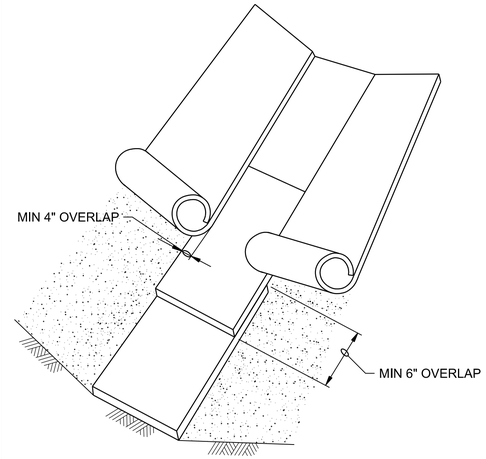
A. IF LOCATION OF TRENCH SAW CUT IS WITHIN 2 FEET OF AN EXISTING JOINT OR EDGE OF CONCRETE, REPLACE ENTIRE CONCRETE TO THE JOINT OR EDGE.

B. CONSTRUCT JOINTS ACROSS NEW CONCRETE TO MATCH EXISTING JOINT TYPES AND LOCATIONS.

SURFACE RESTORATION

NTS

3123-115



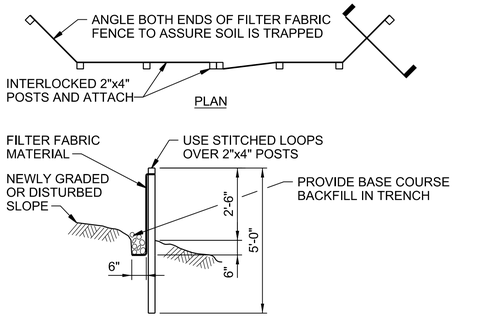
NOTES:

1. SLOPE SURFACE SHALL BE SMOOTH BEFORE PLACEMENT FOR PROPER SOIL CONTACT.
2. DO NOT STRETCH BLANKETS/MATTINGS TIGHT, ALLOW THE ROLLS TO MOLD TO ANY IRREGULARITIES.
3. ANCHOR, STAPLE, AND INSTALL CHECK SLOTS AS PER MANUFACTURER'S RECOMMENDATIONS.
4. AVOID JOINING MATERIAL IN THE CENTER OF THE DITCH.
5. LIME, FERTILIZE AND SEED BEFORE INSTALLATION.

ESC BLANKET IN WATER

NTS

3125-151



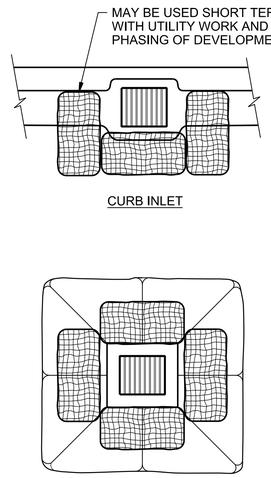
NOTES:

1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
2. 2"x4" DOUGLAS FIR OR STEEL FENCE POSTS.
3. STITCHED LOOPS TO BE INSTALLED DOWNHILL SIDE OF SLOPE.
4. COMPACT ALL AREAS OF FILTER FABRIC TRENCH.

SEDIMENT FENCE

NTS

3125-165



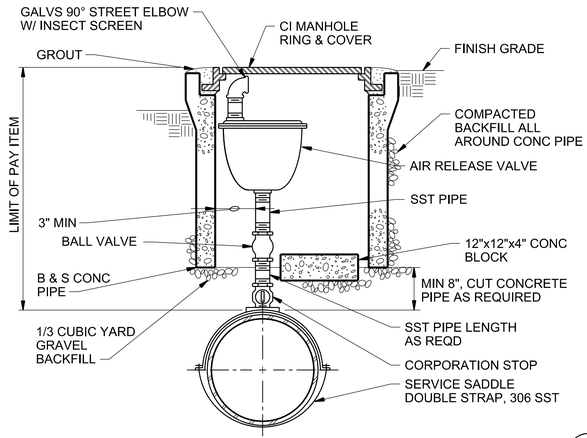
BIOFILTER BAG INLET BARRIER

NTS

3125-186

NOTES:

1. CORPORATION STOP, PIPE AND ACCESSORIES AND ANGLE VALVE TO BE SAME DIAMETER AS COMBINATION AIR RELEASE VALVE INLET.
2. PAY ITEM INCLUDES SERVICE SADDLE.
3. FOR SEWER SERVICE: COMBINATION ARV, ARI MODEL D-025. ALL ARV ASSEMBLY PIPE, FITTINGS AND VALVES TO BE SST.
4. FOR WATER SERVICE: ARV, ARI MODEL S-050. ALL ARV ASSEMBLY PIPE, FITTINGS AND VALVES TO BE BRASS.



AIR RELEASE VALVE ASSEMBLY

NTS

3312-650

KEVIN D. WADDELL
LICENSE
No 83025
STATE OF FLORIDA
PROFESSIONAL ENGINEER

NO.	DATE	DSGN	DR	CHK	APVD	BY	REVISION
		S SHAW	J POLONCARZ	R MARTIN	K WADDELL	APVD	

25 W CEDAR STREET, SUITE 350
PENSACOLA, FLORIDA 32502
ENGINEERING REGISTRY 2822 AAC001790

UTILITIES FOR THE STATE ROAD 85
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STANDARD DETAILS

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SHEET	13 of 13

FILENAME: 05-P-501_D3718100.dgn PLOT DATE: 11\21\2025 PLOT TIME: 9:44:28 AM

Staff Report

CITY COUNCIL MEETING DATE: June 22, 2026
TYPE OF AGENDA ITEM: Action Item

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Joshua Grace, Major, Stephen McCosker, Police Chief
DATE:	06/18/2026
SUBJECT:	Interlocal PSAP Agreement

BACKGROUND:
The City of Crestview received an interlocal agreement between Okaloosa County First Responder Agencies. This agreement is an update to the existing agreement that is currently in effect and is based in state statute.

DISCUSSION:
Florida statute allows local governments to cooperate with each other to provide efficient services to their communities.

Prior to these interlocal agreements, if a 911 call was received by the incorrect dispatch center, the caller would have to be transferred to the correct office. This increased the amount of time needed to dispatch first responders.

This interlocal service agreement allows 911 dispatch offices to contact the first responder agency who has jurisdiction over the location of an emergency. Dispatch offices have access to a radio dispatch channel designated for these types of calls.

This agreement allows for faster response times, which could save lives.

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.

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

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

Safety- Ensure the continuous safety of citizens and visitors

FINANCIAL IMPACT
This agreement will have no financial impact on the City.

RECOMMENDED ACTION
Staff respectfully requests a motion to approve the Interlocal PSAP Agreement.

Attachments

1. PSAP Interlocal Agreement Okaloosa County 1st Responders
2. INTERLOCAL AGREEMENT PSAP Signature Page only - 2026

AN INTERLOCAL AGREEMENT BETWEEN OKALOOSA COUNTY FIRST RESPONDER AGENCIES

WHEREAS, Section 163.01, Florida Statutes, known as the "Florida Interlocal Cooperation Act of 1969" authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities that will harmonize geographic, economic, population and other factors influencing the needs and development of local communities; and

WHEREAS, Part 1 of Chapter 163 of the Florida Statutes permits public agencies as defined therein to enter into interlocal agreements with each other to exercise jointly any power, privilege, or authority which such agencies share in common and which each might exercise separately; and

WHEREAS, the Marjory Stoneman Douglas High School Public Safety Commission recommended that counties be required to develop and implement communication systems that allow direct radio communication between public safety answering points (PSAPs) and first responders outside the PSAPs normal service area to provide for more efficient dispatch of first responders; and

WHEREAS, in response to the Commission's recommendations, the Florida Legislature created Section 365.179, Florida Statutes (Direct radio communication between 9-1-1 public safety answering points and first responders); and

WHEREAS, Section 365.179, Florida Statutes, requires each County Sheriff to facilitate an interlocal agreement between all first responder agencies ("AGENCY" or collectively "AGENCIES" or "Parties") within the county which provides for inter-–agency communications as required under this law.

NOW, THEREFORE, in consideration of the foregoing, the AGENCIES agree as follows:

Article 1. Purpose

This agreement sets forth the protocols under which a PSAP will directly provide notice by radio of a public safety emergency to the on–duty personnel of a first responder agency for which the PSAP does not provide primary dispatch functions.

Article 2. Definitions

A. "9-1-1 public safety answering point" or "PSAP" means a municipal or county emergency communications or 9-1-1 call center in the state that receives cellular, landline, or text –to– 9-1-1 communications.
B. "First responder agency" includes each law enforcement agency and fire service agency, other than a state agency, and each emergency medical

services provider, as is designated as a primary first responder for the service area in which a 9-1-1 public safety answering point receives 9-1-1 calls. See list of Okaloosa County First Responder Agencies, Exhibit A.

C. "Public safety emergency" or "event" for purposes of this Agreement includes, but is not limited to, an incident where a person(s) is actively engaging in causing death or serious bodily injury to multiple victims. This may be the result of an active shooter and/or other hostile event where the potential for death or serious bodily injury is imminent and/or occurring.

Article 3. Each AGENCY agrees that:

A. Each PSAP will directly provide notice by radio of a public safety emergency to the on–duty personnel of an AGENCY for which the PSAP does not provide primary dispatch functions as follows:

1. Each PSAP shall have the ability to have direct radio contact with all primary first responder agencies and their dispatchers for whom the PSAP can reasonably receive 9-1-1 communications.

2. Upon the occurrence of a public safety emergency, if the primary PSAP with jurisdiction has not yet dispatched the event, the PSAP receiving the event from 9-1-1 shall, upon supervisor approval, immediately broadcast all 9-1-1 communications or public safety information regarding the emergency over the primary talk group/dispatch channel designated for such communications to the first responders and dispatchers with jurisdiction over the service area where the event is occurring.

3. Notwithstanding, once the event has been dispatched by the primary PSAP with jurisdiction, PSAPs outside the service area of the event will transfer additional 9-1-1 calls to the primary PSAP.

B. Training shall be provided to all applicable agency personnel regarding the procedures and protocols set forth in this Agreement; such training shall also include radio functionality and how to readily access the necessary dispatch channel. Each AGENCY, and/or PSAP shall be responsible for training their respective personnel.

Article 4. Effective Date and Term of Agreement

This Agreement shall take effect upon execution and approval by the hereinafter named AGENCIES and shall continue in full force and effect each year thereafter, unless otherwise terminated in writing by a named participating AGENCY. Notice of Termination of this Agreement by a participating Agency shall be in writing and sent to the Okaloosa County Sheriff's Office with all other participating AGENCIES copied with the notice. The Notice of Termination shall be delivered in the following manner:

Okaloosa County Sheriff's Office
Attn: Legal
50 2nd Street
Shalimar, Florida 32579
legal@sheriff-okaloosa.org

Article 5. Liability

Each AGENCY shall be liable for its own actions and negligence and agrees to assume responsibility for the acts, omissions, or conduct of such agency's employees, subject to the provisions of Section 768.28, Florida Statutes, where applicable. The foregoing shall not constitute a waiver of sovereign immunity beyond the limits set forth in Section 768.28, Florida Statutes, or of any defense available to any agency. Nothing herein shall be construed as consent by any agency to be sued by third parties in any matter, whether arising out of this agreement or any other contract.

Article 6. Non-Discrimination

The Parties shall not discriminate on the basis of race, age, religion, color, gender, national origin, marital status, disability or sexual orientation.

Article 7. Relationship of the Parties

Except as set forth herein, no party to this Agreement shall have any responsibility whatsoever with respect to services provided or contractual obligations of any other party and nothing in this Agreement shall be deemed to constitute any party a partner, agent, or local representative of any other party or to create any type of fiduciary responsibility or relationship of any kind whatsoever between the Parties.

Article 8. Delegation of Duty

Nothing contained herein shall be deemed to authorize the delegation of the constitutional or statutory duties of any Agency.

Article 9. No Third Party Beneficiaries

This Agreement and the provisions hereof are for the exclusive benefit of the Parties hereto and their affiliates and not for the benefit of any third person, nor shall this Agreement be deemed to confer or have conferred any rights, express or implied, upon any other third person.

Article 10. Severability

The invalidity or unenforceability of any provision or clause hereof shall in no way affect the validity or enforceability of any other clause or provision hereof.

Article 11. Amendments to this Agreement

Any amendments to this Agreement shall be by written instrument executed by all AGENCIES.

Article 12. Assignment; Binding Agreement

This Agreement and the duties and obligations hereunder may not be transferred or assigned by any of the Parties. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors.

Article 13. Governing Law and Venue

This Agreement shall be construed in accordance with the laws of the State of Florida. Venue shall lie in Okaloosa County, Florida.

Article 14. Entirety of Contractual Agreement

The AGENCIES agree that this Agreement sets forth the entire agreement between the Parties, and that there are no promises or understandings other than those stated herein.

IN WITNESS WHEREOF, the AGENCIES hereto have caused this Interlocal Agreement to be executed for the uses and purposes set forth herein.

EXHIBIT A
FIRST RESPONDER AGENCIES

LAW ENFORCEMENT AGENCIES:
Okaloosa County Sheriff's Office
Fort Walton Beach Police Department
Crestview Police Department
Niceville Police Department
Valparaiso Police Department
Shalimar Police Department
Northwest Florida State College Police Department
Eglin Air Force Base Security Forces
Hurlburt Field Security Forces

FIRE SERVICE AGENCIES:
Ocean City Wright Fire Control District
Okaloosa Island Fire Dept
Florosa Fire
Fort Walton Beach Fire
North Bay Fire
Destin Fire
Hurlburt Fire
Valparaiso Fire
Niceville Fire
East Niceville Fire
Baker Fire
Holt Fire
Dorcas Fire
Almarante Fire
Laurel Hill Fire
Blackman Fire
North Okaloosa Fire
Eglin Air Force Base Fire
Duke Field Fire
Crestview Fire

PUBLIC SAFETY SERVICE PROVIDERS:
Okaloosa County Emergency Management
Okaloosa County Emergency Medical Services
Okaloosa County Beach Safety

FIRST RESPONDER AGENCY

Fort Walton Beach
Print Name of Agency

Signature of Authorized Official

Robert Bage
Print Name of Authorized Official

22 day of May, 2023

FIRST RESPONDER AGENCY

Niceville Police Department

Print Name of Agency

Mark Hayse

Digitally signed by Mark Hayse
DN: OU=Chief of Police, CN=Niceville Police Department, CN=Mark Hayse, E=mhayse@nicevilefl.gov
Reason: I am the author of this document
Location:
Date: 2024.09.05 13:25:13-05'00'
Foxit PDF Reader Version: 12.1.3

Signature of Authorized Official

Mark Hayse, Police Chief

Print Name of Authorized Official

05 day of September, 2024

FIRST RESPONDER AGENCY

Northwest Florida State College Police Department

Print Name of Agency

Murray, Aaron (murraya8)

Digitally signed by Murray, Aaron (murraya8)
Date: 2023.05.30 13:41:25 -05'00'

Signature of Authorized Official

Aaron Murray

Print Name of Authorized Official

30 day of May, 2023

FIRST RESPONDER AGENCY

Okaloosa County Sheriffs office
Print Name of Agency

Signature of Authorized Official

Eric Aden
Print Name of Authorized Official

26 day of June, 2023

FIRST RESPONDER AGENCY

Shalimar Police Department

Print Name of Agency

Signature of Authorized Official

Michael A. Jacobs, Police Chief

Print Name of Authorized Official

18 day of May, 2023

INTERLOCAL AGREEMENT- PSAP

FIRST RESPONDER AGENCY

VALPARAISO Police Dept.
Print Name of Agency

Joseph C Hart
Signature of Authorized Official

JOSEPH C HART
Print Name of Authorized Official

22nd day of May, 2023

INTERLOCAL AGREEMENT- PSAP

FIRST RESPONDER AGENCY

Eglin AFB Emergency Communications

Print Name of Agency

LAWRENCE.TODD.RICHARD.1268113645 Digitally signed by LAWRENCE.TODD.RICHARD.1268113645 Date: 2023.05.17 08:46:27 -05'00'

Signature of Authorized Official

Todd Lawrence

Print Name of Authorized Official

17 day of May, 2023

INTERLOCAL AGREEMENT- PSAP

FIRST RESPONDER AGENCY

Hurlburt Field, Fire & Emergency Services

Print Name of Agency

Signature of Authorized Official

Skipper J. Valentin Cruzado, CMSgt, USAF

Print Name of Authorized Official

27 day of June, 2023

FIRST RESPONDER AGENCY

City of Crestview Fire Dept
Print Name of Agency

Signature of Authorized Official

Timothy Beddac
Print Name of Authorized Official

15th day of June, 2023

FIRST RESPONDER AGENCY

Almarante Fire District
_____
Print Name of Agency

Ryan Jaycocks Digitally signed by Ryan Jaycocks Date: 2024.09.20 07:35:10 -05'00'
_____
Signature of Authorized Official

Ryan Jaycocks
_____
Print Name of Authorized Official

20 day of September, ~~2023~~

FIRST RESPONDER AGENCY

Baker Fire District
Print Name of Agency

James M Paul
Signature of Authorized Official

JAMES M. PAUL
Print Name of Authorized Official

20 day of JUNE, 2023

INTERLOCAL AGREEMENT- PSAP

FIRST RESPONDER AGENCY

Blackmon Fire District Corporation
Print Name of Agency

Duane Mel
Signature of Authorized Official

Duane Melanson
Print Name of Authorized Official

6 day of May, 2023

FIRST RESPONDER AGENCY

Destin Fire Control District

Print Name of Agency

Signature of Authorized Official

Kevin Sasser

Print Name of Authorized Official

18 day of May, 2023

FIRST RESPONDER AGENCY

Dorcas Fire Department
_____
Print Name of Agency

_____
Signature of Authorized Official

Patrick Maddox
_____
Print Name of Authorized Official

19th
____ day of September_____, 2023

INTERLOCAL AGREEMENT- PSAP

FIRST RESPONDER AGENCY

East Niceville Fire District
Print Name of Agency

Signature of Authorized Official

Fire Chief Steven S. Kirch
Print Name of Authorized Official

23 day of May, 2023

FIRST RESPONDER AGENCY

Florosa Fire Control District

Print Name of Agency

Signature of Authorized Official

Mark Lee

Print Name of Authorized Official

19th day of May, 2023

FIRST RESPONDER AGENCY

City of Fort Walton Beach Fire Department

Print Name of Agency

Jeremy J. Morgan Digitally signed by Jeremy J. Morgan Date: 2023.05.22 11:10:40 -05'00'

Signature of Authorized Official

Jeremy J. Morgan

Print Name of Authorized Official

22 day of May, 2023

INTERLOCAL AGREEMENT- PSAP

FIRST RESPONDER AGENCY

HOLT FIRE DISTRICT
Print Name of Agency

James B. Connolly
Signature of Authorized Official

JAMES B. CONNOLLY
Print Name of Authorized Official

13th day of June, 2023

FIRST RESPONDER AGENCY

Laurel Hill VFD

Print Name of Agency

Signature of Authorized Official

Mike McVay C-60

Print Name of Authorized Official

10 day of July, 2023

INTERLOCAL AGREEMENT- PSAP

FIRST RESPONDER AGENCY

North Bay Fire Control District
Print Name of Agency

Signature of Authorized Official

Ryan Adair
Print Name of Authorized Official

14 day of June, 2023

FIRST RESPONDER AGENCY

North Okaloosa Fire District
Print Name of Agency

C J Shaw
Signature of Authorized Official

Craig Shaw Chairman
Print Name of Authorized Official

20th day of June, 2023

INTERLOCAL AGREEMENT- PSAP

FIRST RESPONDER AGENCY

CITY OF NICEVILLE FIRE DEPT.
Print Name of Agency

Walter J Mayville
Signature of Authorized Official

WALTER T MAYVILLE
Print Name of Authorized Official

27 day of June, 2023

FIRST RESPONDER AGENCY

Ocean City Wright Fire Control Dist.
Print Name of Agency

Signature of Authorized Official

Jeff Wagner
Print Name of Authorized Official

20th day of September, 2023 2024

INTERLOCAL AGREEMENT- PSAP

FIRST RESPONDER AGENCY

Okaloosa Island Fire District

Print Name of Agency

Signature of Authorized Official

Michael Ray Strawn

Print Name of Authorized Official

17 day of May, 2023

INTERLOCAL AGREEMENT- PSAP

FIRST RESPONDER AGENCY

CITY OF VALPARAISO FIRE DEPT.
Print Name of Agency

Walter T Mayville
Signature of Authorized Official

WALTER T MAYVILLE
Print Name of Authorized Official

27 day of June, 2023

FIRST RESPONDER AGENCY

Okaloosa County BCC
Print Name of Agency

Signature of Authorized Official

Patrick M. Wood
Print Name of Authorized Official

10th day of May, 2023

FIRST RESPONDER AGENCY

_____
Print Name of Agency

_____
Signature of Authorized Official

_____
Print Name of Authorized Official

_____ day of _____, 2026

Staff Report

CITY COUNCIL MEETING DATE: June 22, 2026
TYPE OF AGENDA ITEM: Action Item

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Stephen McCosker, Police Chief, Brian McCallum, Major
DATE:	06/18/2026
SUBJECT:	Lead Contract Agreement for Interagency Info Sharing

BACKGROUND:

The Crestview Police Department (Contract Agency/CA) and the Santa Rosa County Sheriff's Office (Lead Contract Agency/LCA) are criminal justice agencies that are recognized by the FBI and the Florida Department of Law Enforcement (FDLE). Both agencies have Criminal Justice User Agreements with the FDLE, which require them to follow the FBI CJIS Security Policy to access state and national Criminal Justice Information (CJI).

Both agencies currently contract with SMARTCOP for software systems that support law enforcement operations and handle CJI data. The FBI's security policy states that criminal justice agencies must have a vendor contract with any non-governmental company that handles this type of records information. Because SMARTCOP must comply with the standard FBI security addendum process, this agreement lets the Santa Rosa County Sheriff's Office handle and share the necessary background checks directly with our department.

DISCUSSION:

This agreement simplifies the vetting process by allowing the Santa Rosa County Sheriff's Office to act as the primary agency for tracking SMARTCOP vendor background screenings. This agreement ensures efficient use of our staff time while maintaining State of Florida CJIS and accreditation standards.

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.

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

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

Safety- Ensure the continuous safety of citizens and visitors

FINANCIAL IMPACT

There is no financial cost to the City of Crestview for this agreement.

RECOMMENDED ACTION

Staff respectfully requests approval and authorization of a signature for the Lead Contract Agreement for Interagency Information Sharing.

Attachments

1. 06.16.26 Security Screening Requirements with Santa Rosa SO

Lead Contract Agreement for Interagency Information Sharing
Of Vendor Personnel Security Screening Requirements of SMARTCOP

WHEREAS, The *Santa Rosa County Sheriff's Office*, hereafter referred to as Lead Contract Agency (LCA), and *the* Crestview Police Deaprtment, hereafter referred to as Contract Agency (CA), are both criminal justice agencies, formally recognized by the Federal Bureau of Investigation (FBI) and the Florida Department of Law Enforcement (FDLE); and

WHEREAS, The LCA and the CA are headquartered within the boundaries of the State of Florida;

WHEREAS, both the LCA and CA have entered into Criminal Justice User Agreements (UA) with FDLE and are required to abide by the FBI CJIS [Criminal Justice Information Systems] Security Policy (CJISSECPOL) for access to state and national Criminal Justice Information (CJI) as defined by the CJISSECPOL; and

WHEREAS, the FDLE CJIS Director functions as the CJIS Systems Officer (CSO) for the State of Florida, required by the CJISSECPOL and UA to grant and authorize access to CJI within the State of Florida; and

WHEREAS, both the LCA and CA are currently contracting with and have a contract for services with *SMARTCOP,* a private company, for services supporting the administration of criminal justice and systems containing CJI; and

WHEREAS, the CJISSECPOL requires criminal justice agencies to execute a Vendor Contract with non-governmental entities who are contracted to provide services with access to criminal history record information in support of the administration of criminal justice; and

WHEREAS, SMARTCOP is required to adhere to the FBI CJIS Security Policy Security Addendum Process,

WHERAS, the LCA is willing to share SMARTCOP employee background screening information obtained from state and national fingerprint -based records checks with the CA, in a manner consistent with the requirements of the CJISSECPOL;

NOW THEREFORE, the parties agree as follows,

1. The LCA will fingerprint, submit, and retain the requisite identification information on SMARTCOP employees who require unescorted physical or logical access to CJI and/or CJI Systems and Networks. The LCA will use its criminal justice ORI for submitting fingerprints required by the CJISSECPOL and UA.
2. The LCA will maintain a current and complete list of all SMARTCOP employees who have been authorized access to CJI. Employee information shall include name, date

of birth, social security number, date fingerprinted, as well as the date initially trained, tested, certified, or recertified.

3. The LCA shall provide to the CA the list of all SMARTCOP employees who are authorized access to CJI.
4. When any change occurs to the list of authorized SMARTCOP employees, the LCA shall provide to the CA the corrected or revised list of authorized SMARTCOP employees, and specifically identify any additions, deletions or modifications to the list.
5. The LCA will notify the CA in the event that a SMARTCOP employee, whether seeking or already authorized access to CJI, is denied such access by the FDLE CSO.
6. Upon notification/determination of any type of reported or observed criminal or other disqualifying activity by a SMARTCOP employee authorized access to CJI, the LCA shall immediately notify the CA via formal correspondence of the employee activity.
7. The LCA shall immediately notify the CA upon learning of the termination or suspension from employment of a SMARTCOP employee authorized access to CJI.
8. The LCA shall ensure SMARTCOP employees complete appropriate security awareness training as identified in the CJISSECPOL.
9. The LCA shall ensure SMARTCOP employees sign the CJIS Security Addendum Certification Page and shall retain those copies as required by the FBI CJIS Security Policy and the FDLE User Agreement.
10. In the event that SMARTCOP outsources any work to a third party vendor or contractor, the LCA will be responsible to ensure that all vendor employees are fingerprinted under the LCA's ORI, take and maintain appropriate level of Security Awareness Training, maintain a signed security addendum certification page of all vendor personnel, maintain the required vendor personnel personal information (as outlined under 2) and provide all the information to the CA as it pertains to their systems or equipment.
11. The CA shall designate a primary and secondary point of contact within its agency to receive information and updates regarding SMARTCOP and any third-party vendors/contractors of the SMARTCOP employees authorized to access CJI.
12. The LCA shall defer to the FDLE CSO regarding any issues with respect to CJI access eligibility as required by the CJISSECPOL and the U/A.
13. The LCA shall have formal written guidelines defining the processes associated with implementation of this Agreement.
14. The LCA will forward a copy of this agreement to the FDLE CSO.
15. Either party may terminate this agreement upon thirty (30) days' written notice to the other.
16. Since the LCA does not have access to the CA SmartCop audit logs, the LCA does not review SmartCOP audit logs for the CA.

17. This Agreement constitutes the entire agreement of the parties and may not be modified or amended except by written amendment signed by authorized representatives of both parties.
18. Both parties acknowledge that the CJI authorized to be shared by this Agreement is subject to restrictions on access and dissemination under federal and state law, and that failure to abide by those restrictions can result in loss of access to CJI.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their authorized representatives, effective on the date last signed.

Santa Rosa County Sheriff's Office (LCA)

Sheriff Robert "Bob" Johnson Date

Witness Signature Date

Crestview Police Deaprtment

Criminal Justice Agency (CA)

Chief Stephen McCosker Date

Witness Signature Date

Staff Report

CITY COUNCIL MEETING DATE: June 22, 2026
TYPE OF AGENDA ITEM: Ordinance

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Dawn Barnes, Barry Henderson, Development Services Director
DATE:	06/18/2026
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 Planning and Development Board recommended approval of the request on June 1, 2026, and the first reading was approved by the City Council on June 8, 2026.

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

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 adoption of Ordinance 2021 on second reading.

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 (LB7927); 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 FEETTO 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 660S), 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.

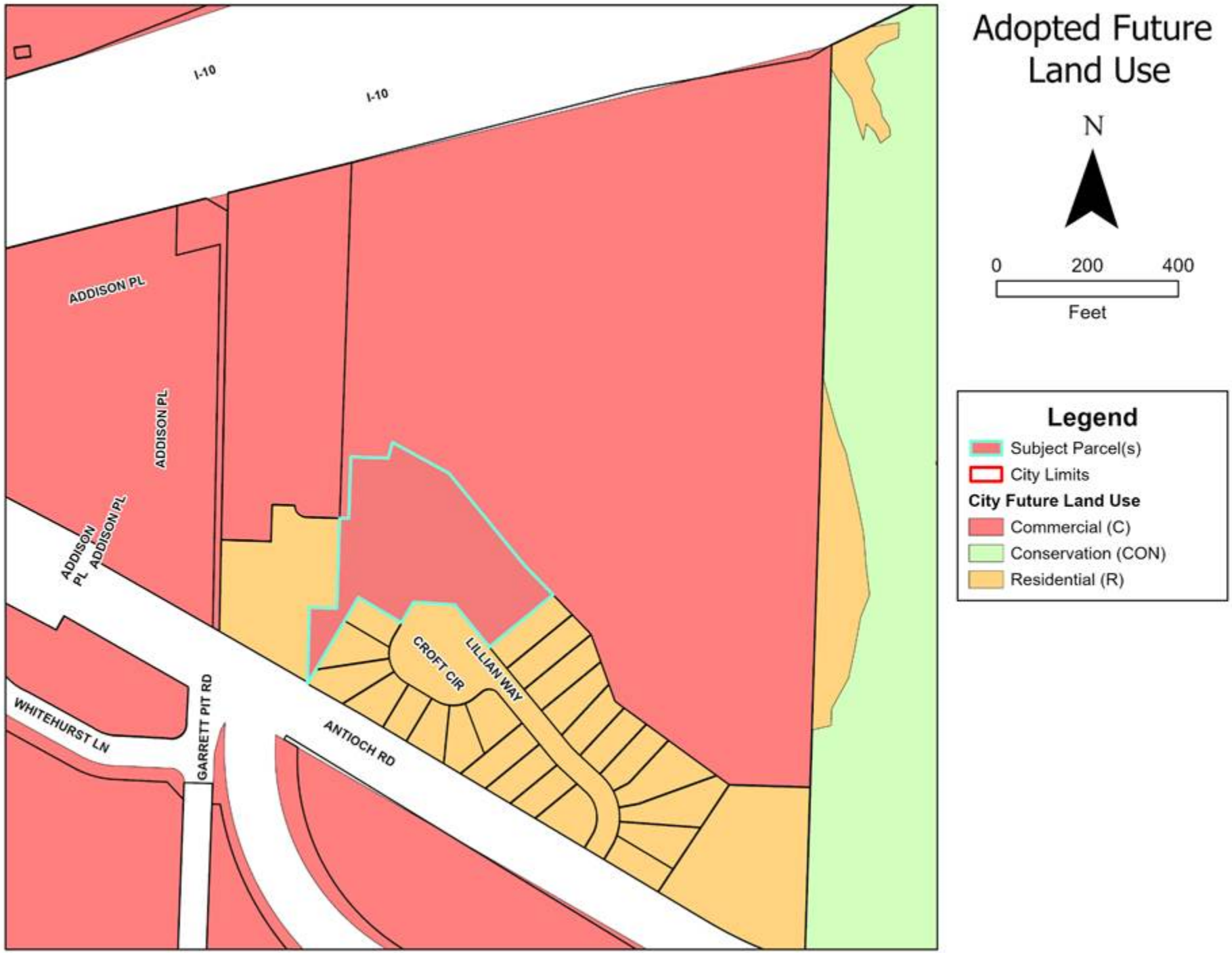
Passed and adopted on second reading by the City Council of Crestview, Florida on the 22nd day of June, 2026.

ATTEST:

_____
Natasha Peacock
City Clerk

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

_____
J. B. Whitten
Mayor



Adopted Future Land Use

N

0 200 400

Feet

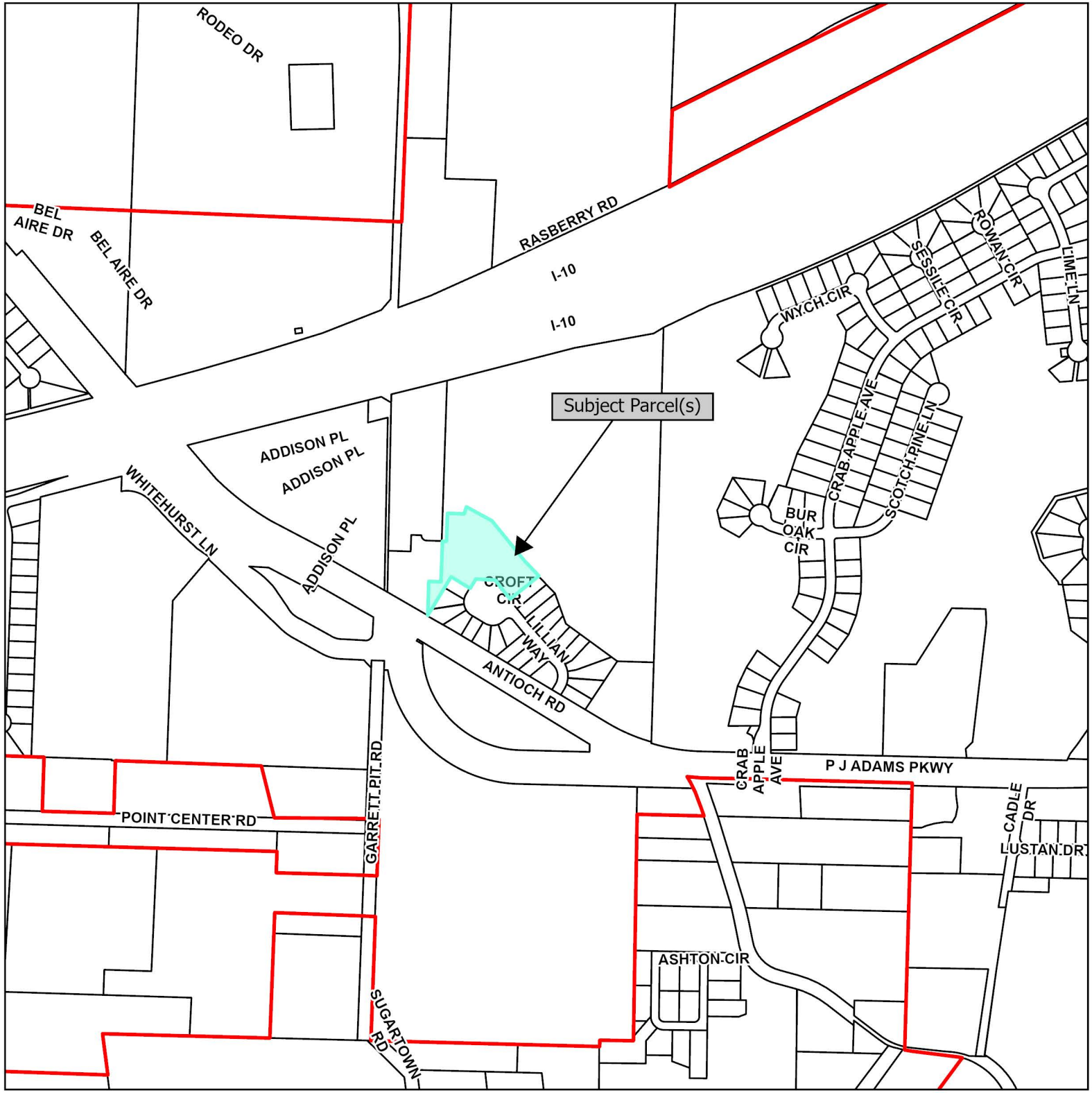
Legend

- Subject Parcel(s)
- City Limits

City Future Land Use

- Commercial (C)
- Conservation (CON)
- Residential (R)

Vicinity Map



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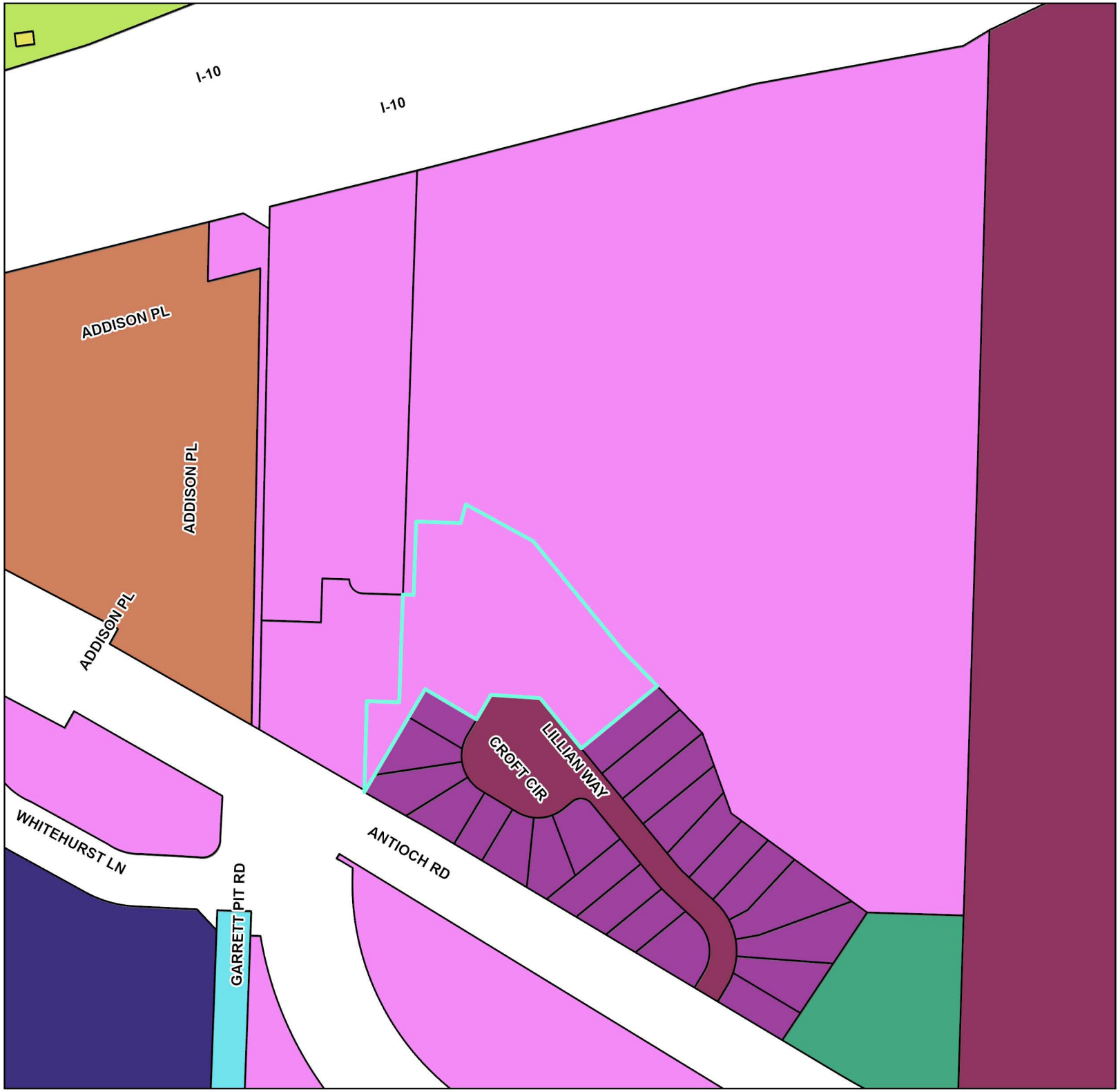
Not to Scale

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



Existing Use

N

0 190 380

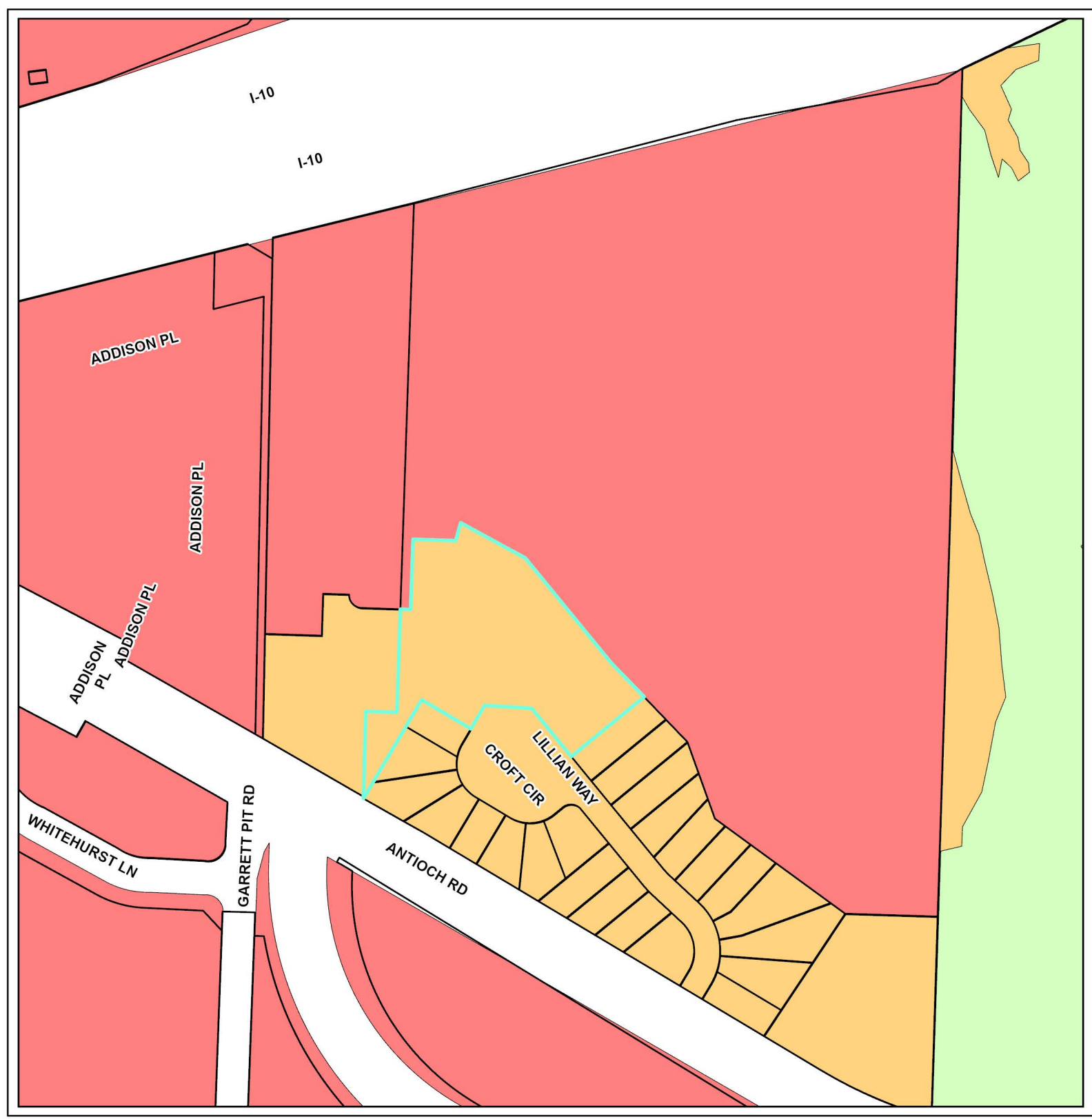
Feet

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

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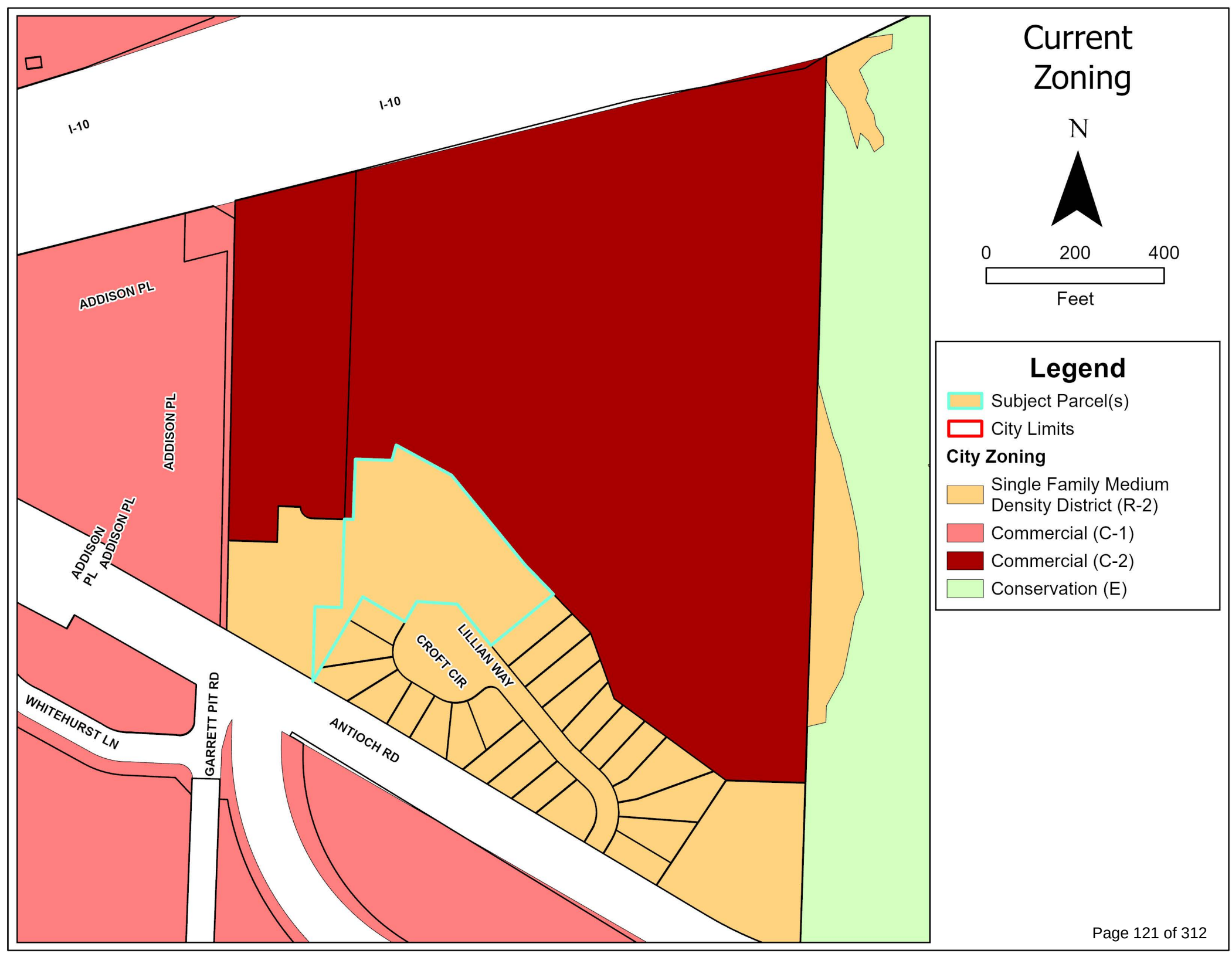
Feet

Legend

- Subject Parcel(s)
- City Limits

City Future Land Use

- Commercial (C)
- Conservation (CON)
- Residential (R)


Current Zoning
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Subject Parcel(s)
City Limits
City Zoning
Single Family Medium Density District (R-2)
Commercial (C-1)
Commercial (C-2)
Conservation (E)
I-10
I-10
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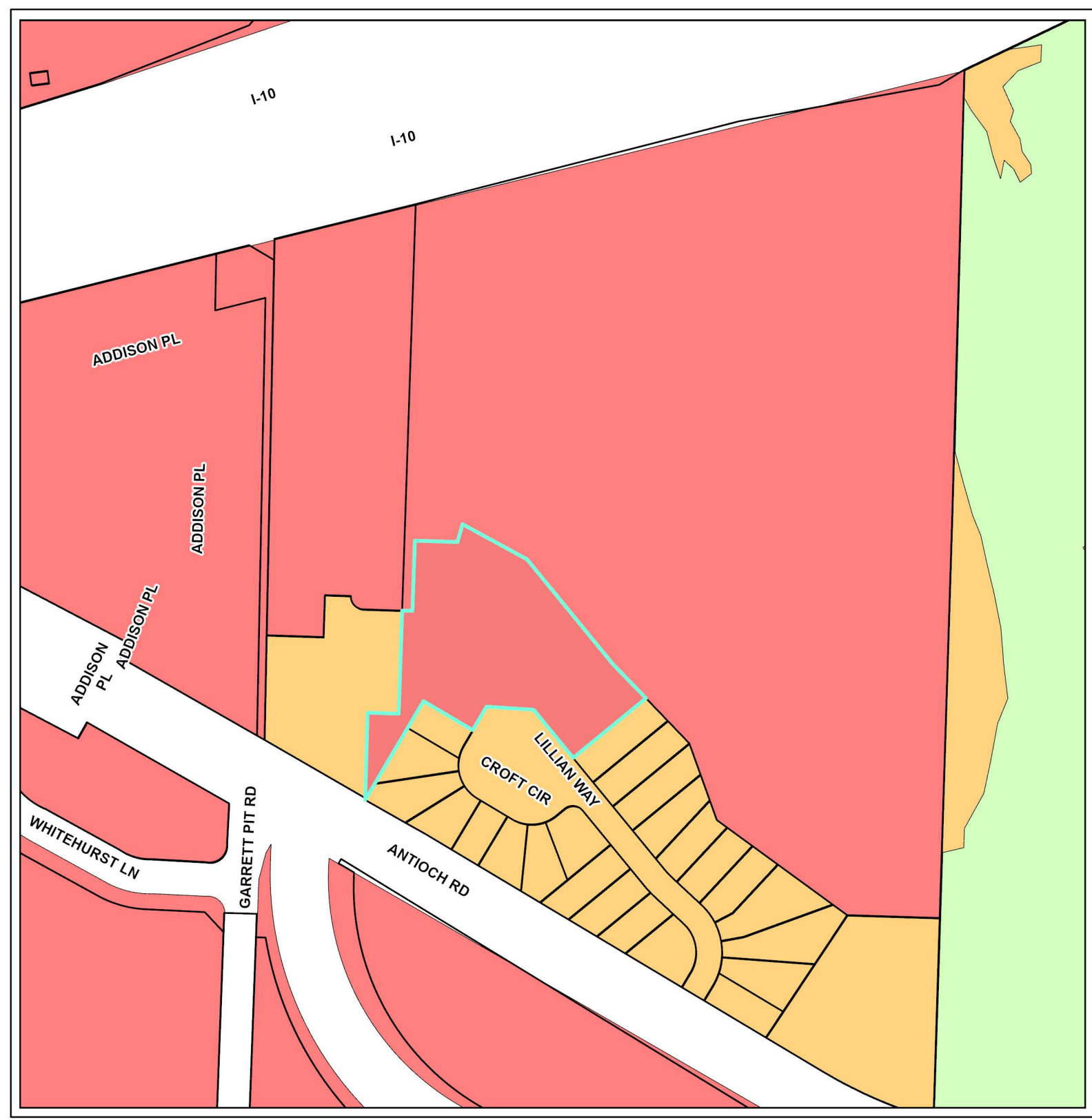
WHITEHURST LN
GARRETT PIT RD
ANTIOCH RD



Proposed Future Land Use

N

0 200 400

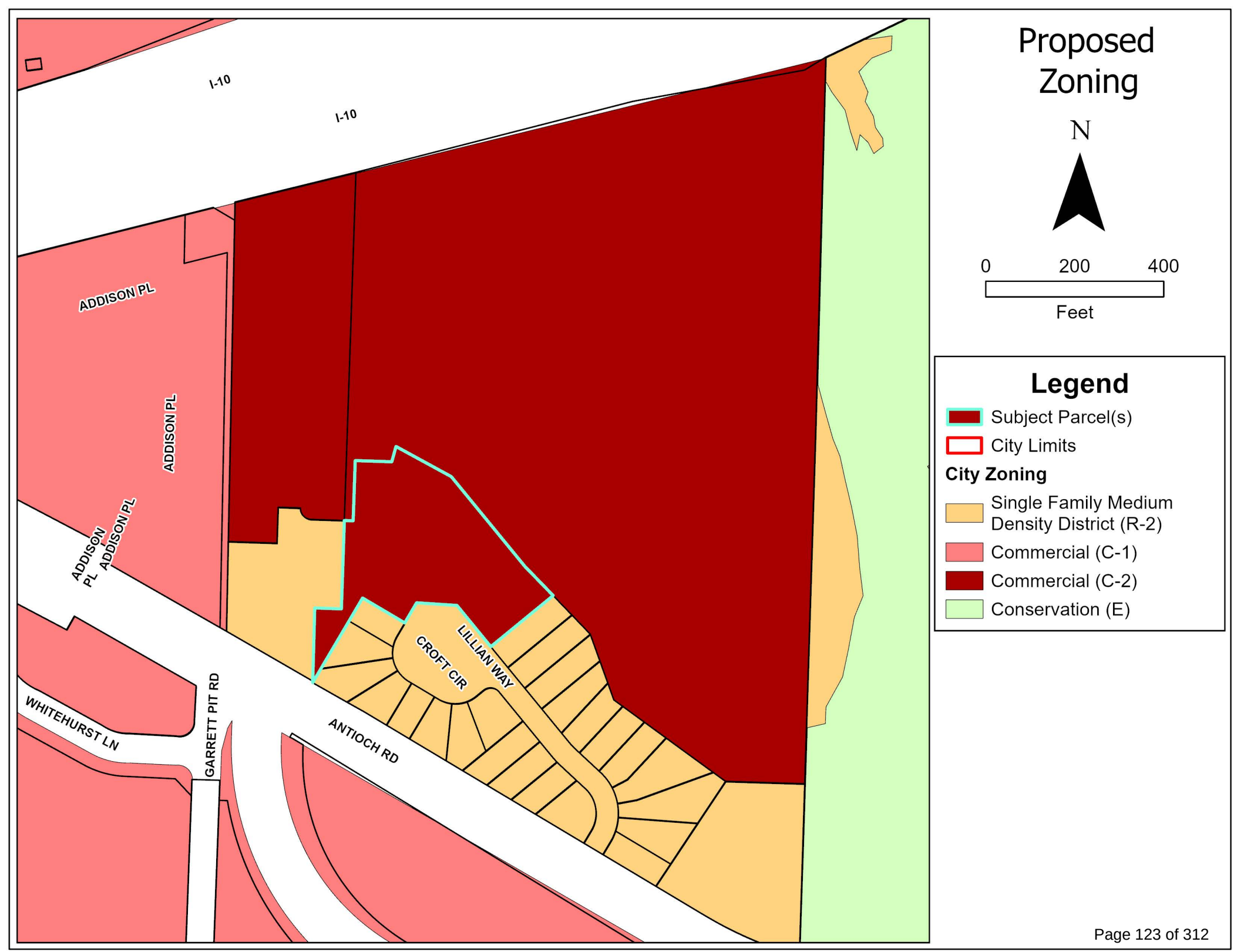
Feet

Legend

- Subject Parcel(s)
- City Limits

City Future Land Use

- Commercial (C)
- Conservation (CON)
- Residential (R)



Proposed Zoning

N

0 200 400

Feet

Legend

- Subject Parcel(s)
- City Limits

City Zoning

- Single Family Medium Density District (R-2)
- Commercial (C-1)
- Commercial (C-2)
- Conservation (E)

Outlook

[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

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

CITY OF CRESTVIEW Item # 7.2.

Staff Report

CITY COUNCIL MEETING DATE: June 22, 2026
TYPE OF AGENDA ITEM: Ordinance

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Dawn Barnes, Barry Henderson, Development Services Director
DATE:	06/18/2026
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 Planning and Development Board recommended approval of the request on June 1, 2026, and the first reading was approved by the City Council on June 8, 2026.

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

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 adoption of Ordinance 2022 on second reading.

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 (LB7927); 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 FEETTO 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 660S), 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.

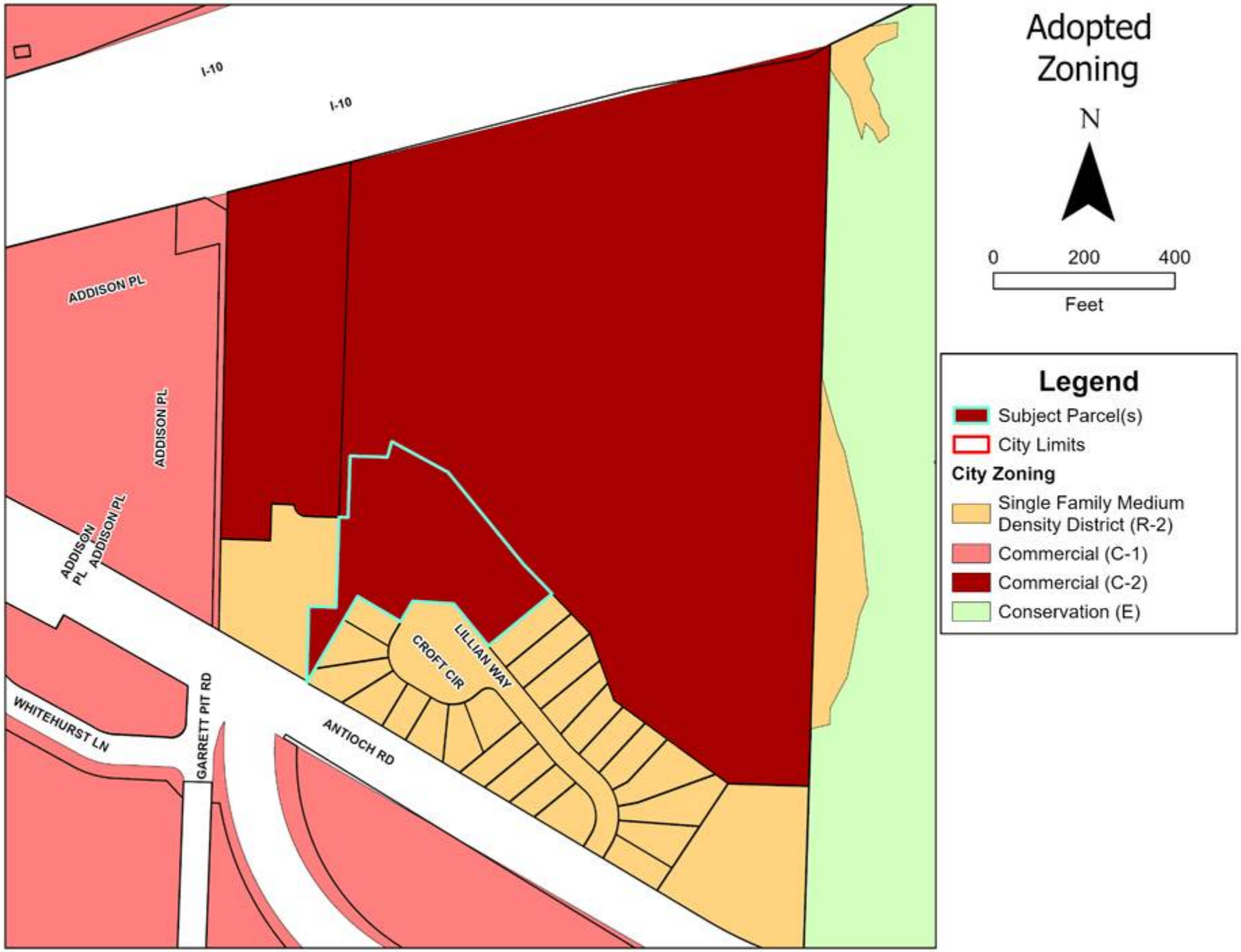
Passed and adopted on second reading by the City Council of Crestview, Florida on the 22nd day of June, 2026.

ATTEST:

_____
Natasha Peacock
City Clerk

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

_____
J. B. Whitten
Mayor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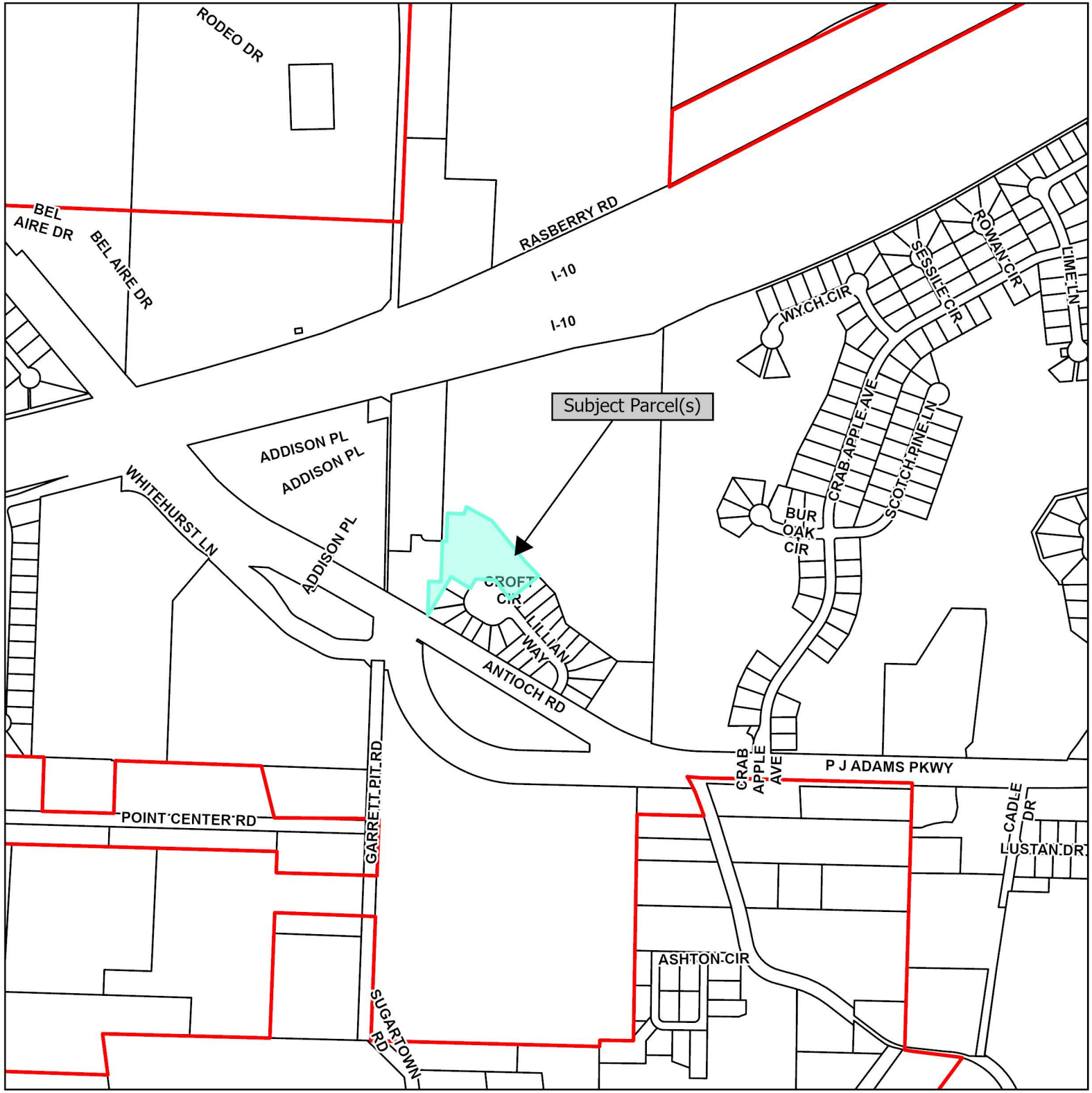
Conservation (E)

Vicinity Map



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PREPARED BY CITY OF CRESTVIEW
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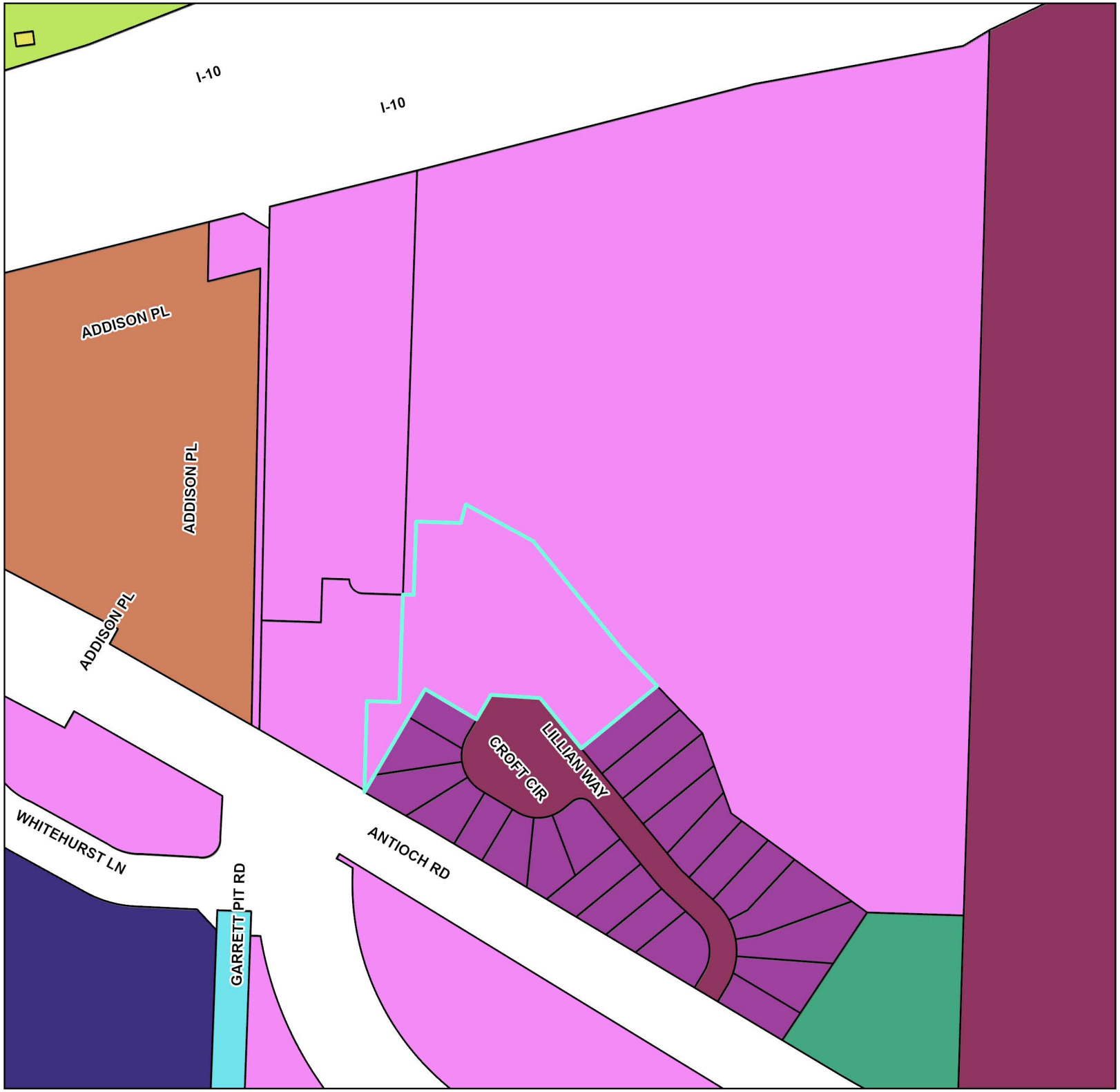

Existing Use

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Feet

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- City Limits

Use Description

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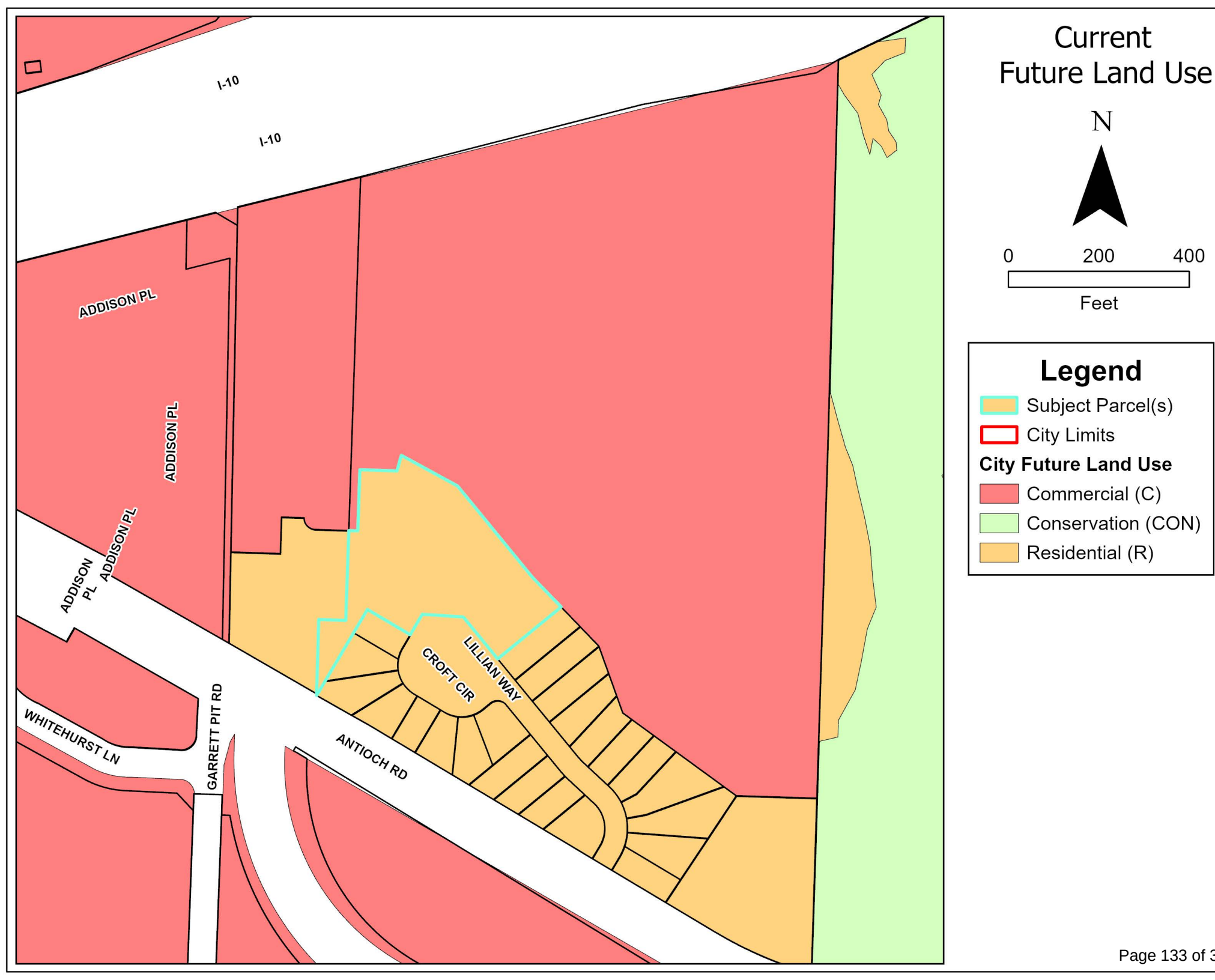


Current Future Land Use

N

0 200 400

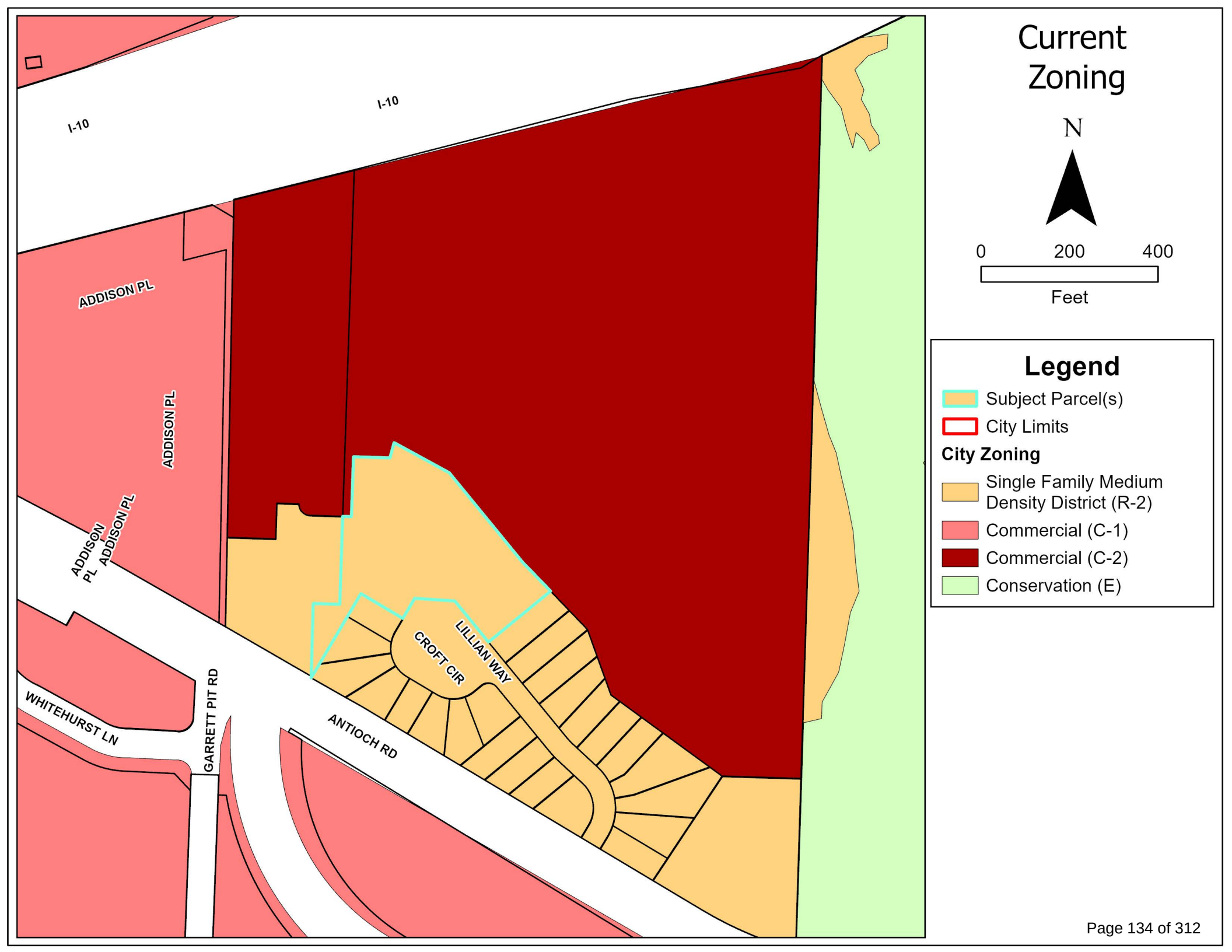
Feet

Legend

- Subject Parcel(s)
- City Limits

City Future Land Use

- Commercial (C)
- Conservation (CON)
- Residential (R)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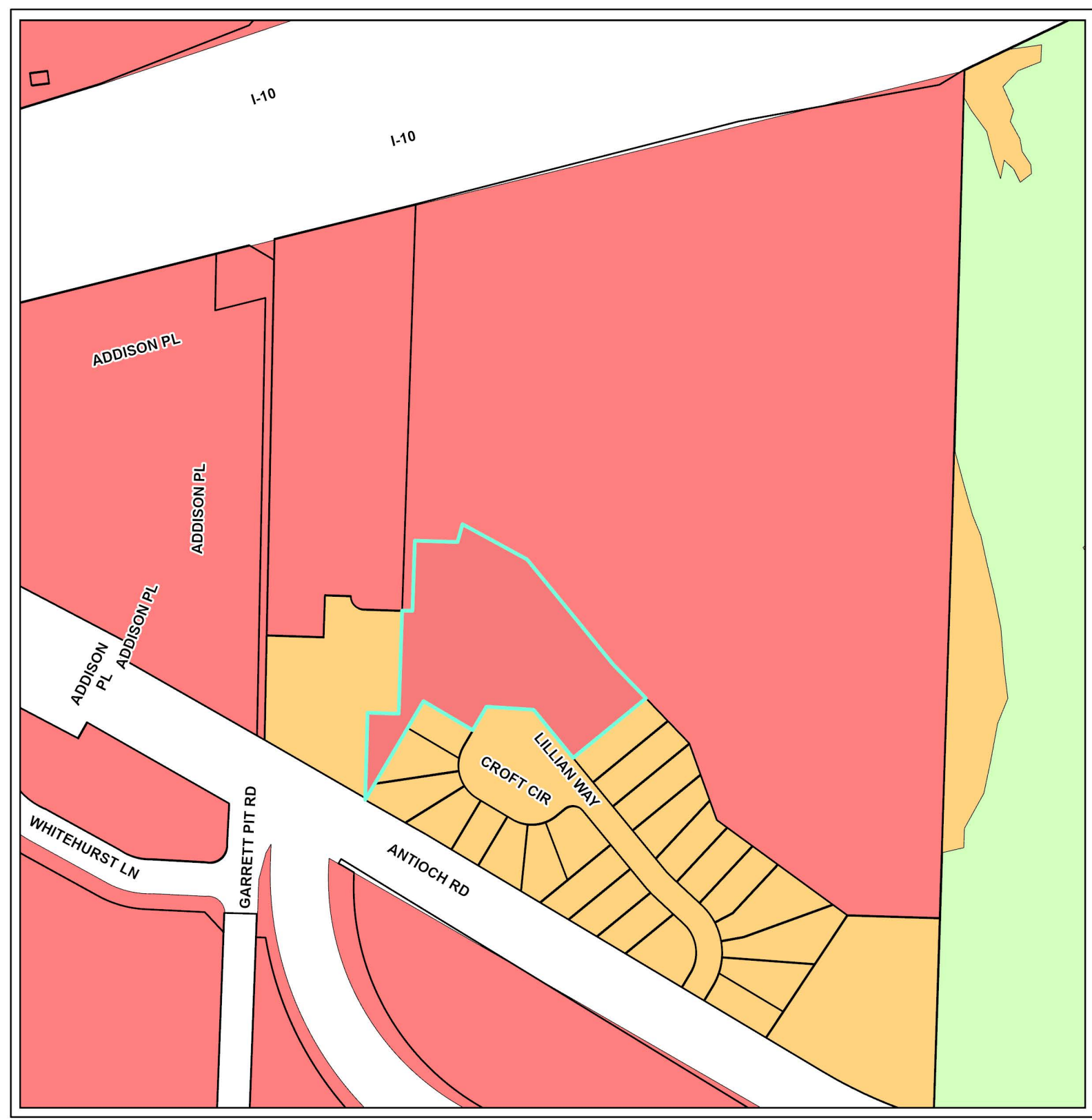

Proposed Future Land Use

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Feet

Legend

- Subject Parcel(s)
- City Limits

City Future Land Use

- Commercial (C)
- Conservation (CON)
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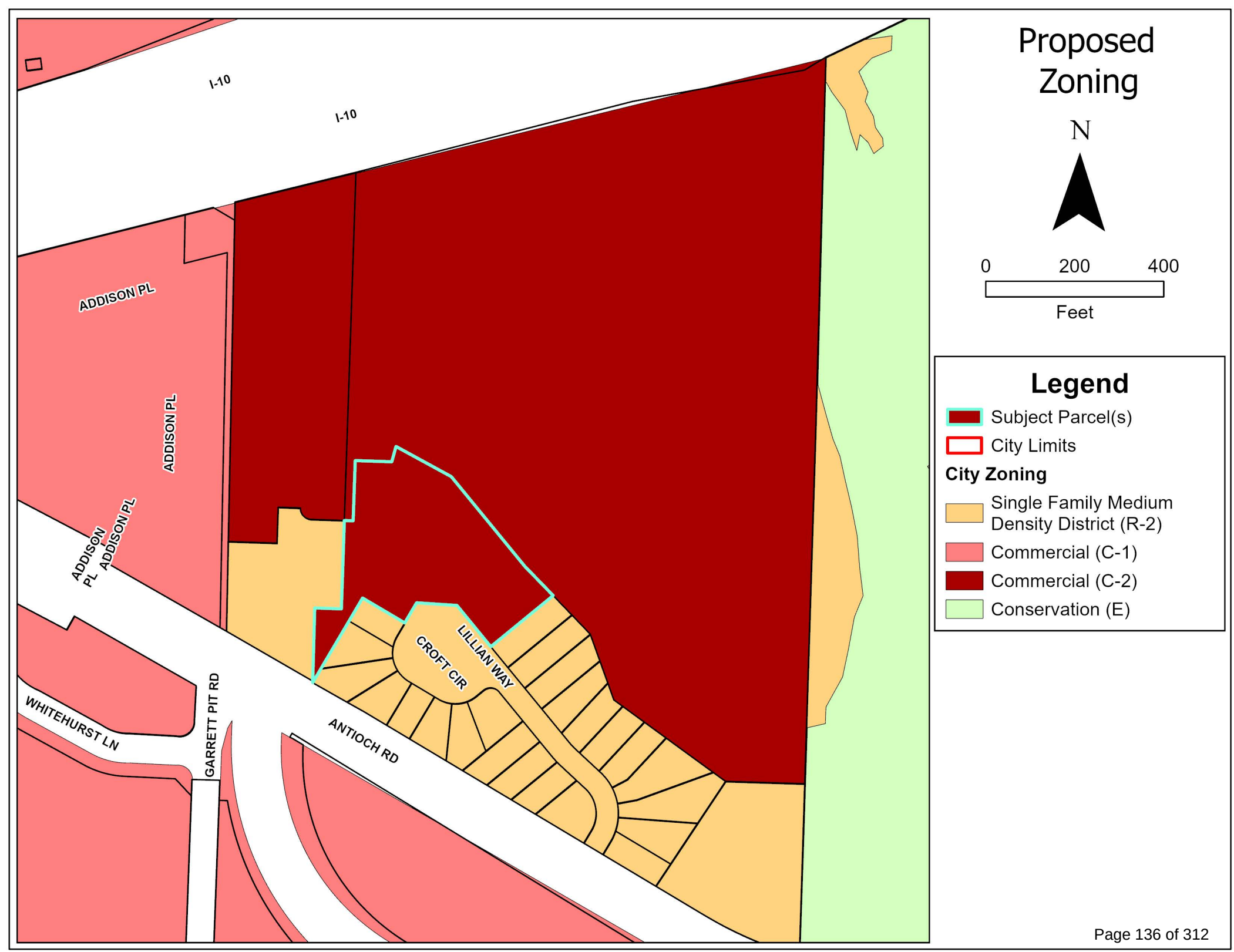

Proposed Zoning

N

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Feet

Legend

- Subject Parcel(s)
- City Limits

City Zoning

- Single Family Medium Density District (R-2)
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- Conservation (E)

Outlook

[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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CITY OF CRESTVIEW

Item # 7.3.

Staff Report

CITY COUNCIL MEETING DATE: June 22, 2026
TYPE OF AGENDA ITEM: Ordinance

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Barry Henderson, Development Services Director, Dawn Barnes
DATE:	06/18/2026
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 Planning and Development Board recommended approval of the request on June 1, 2026, and the first reading was approved by the City Council on June 8, 2026.

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.

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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 adoption of Ordinance 2023 on second reading.

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:

_____

Natasha Peacock

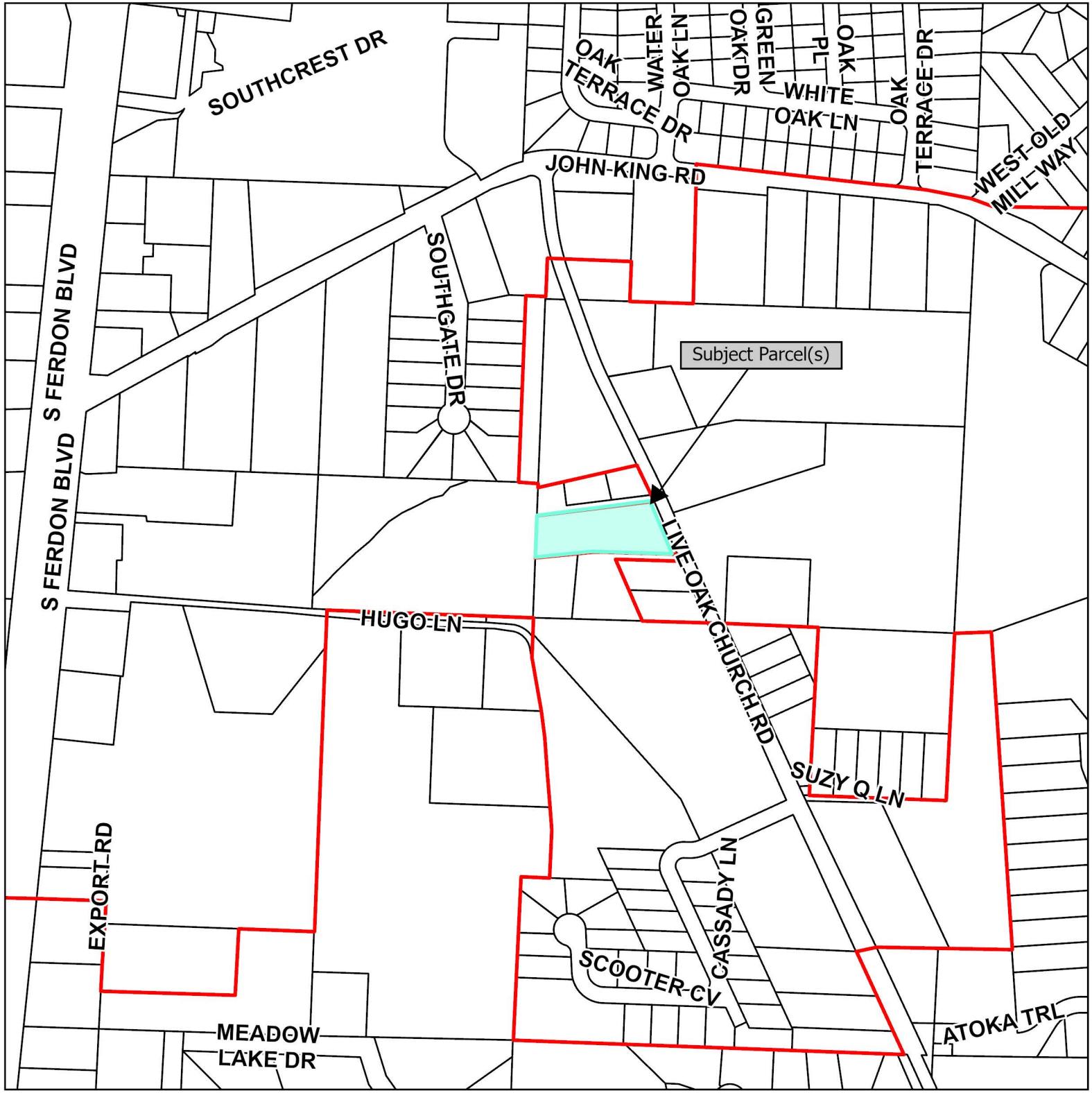
City Clerk

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

_____

J. B. Whitten
Mayor

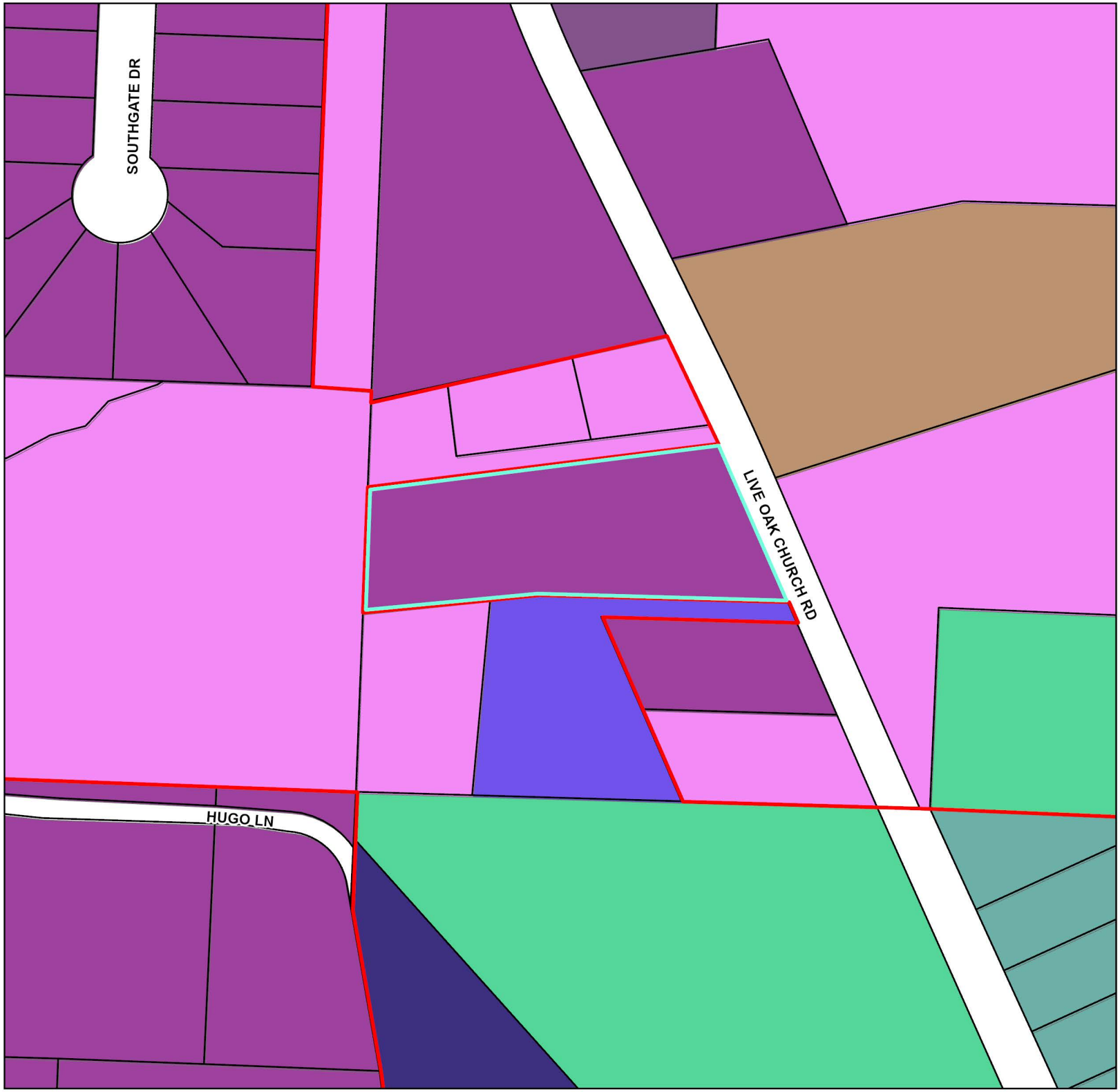
Vicinity Map



N

Not to Scale

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



Existing Use

N

0 100 200

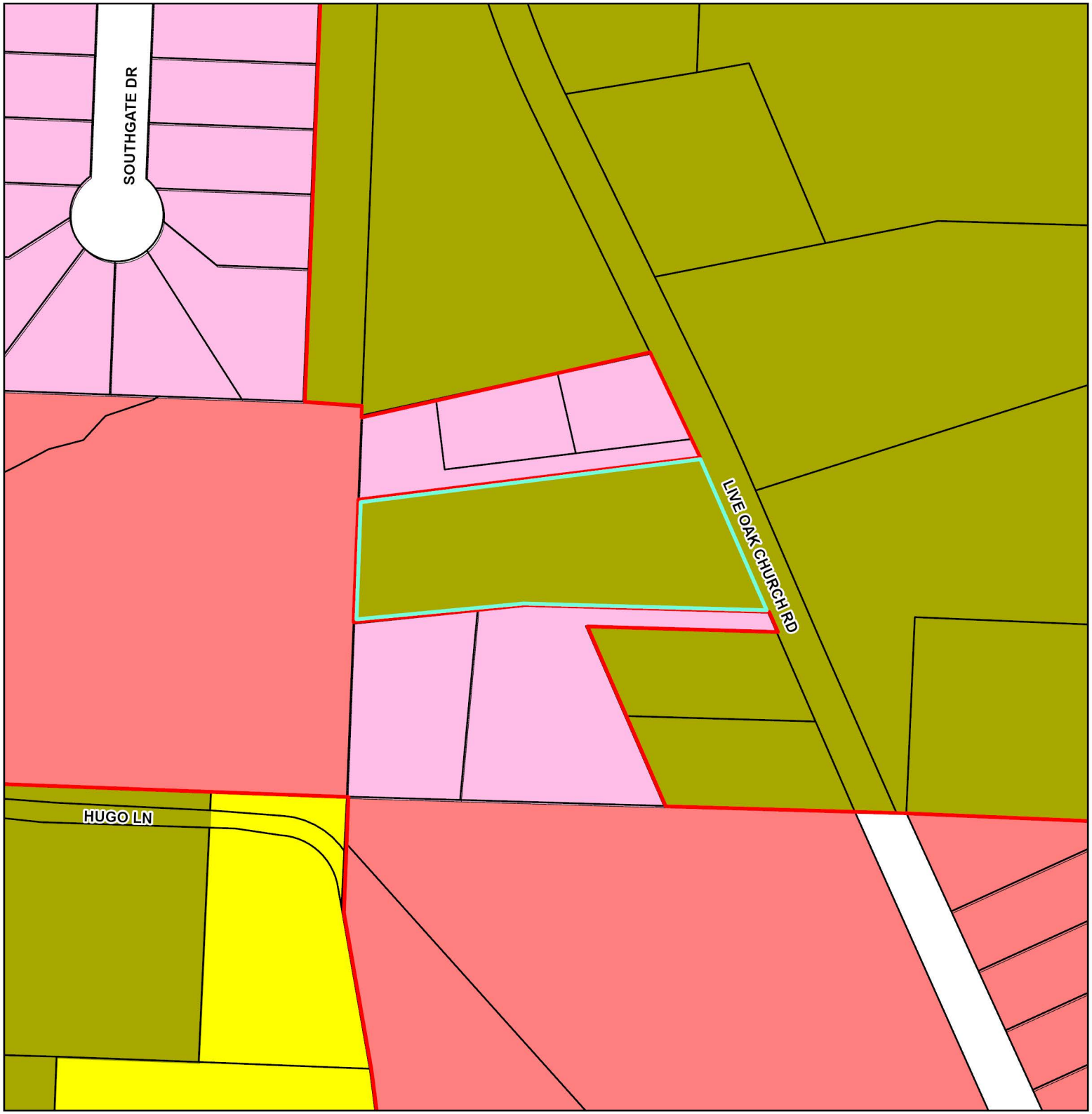
Feet

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

0 112.5 225

Feet

Legend

Subject Parcel(s)

City Limits

City Future Land Use

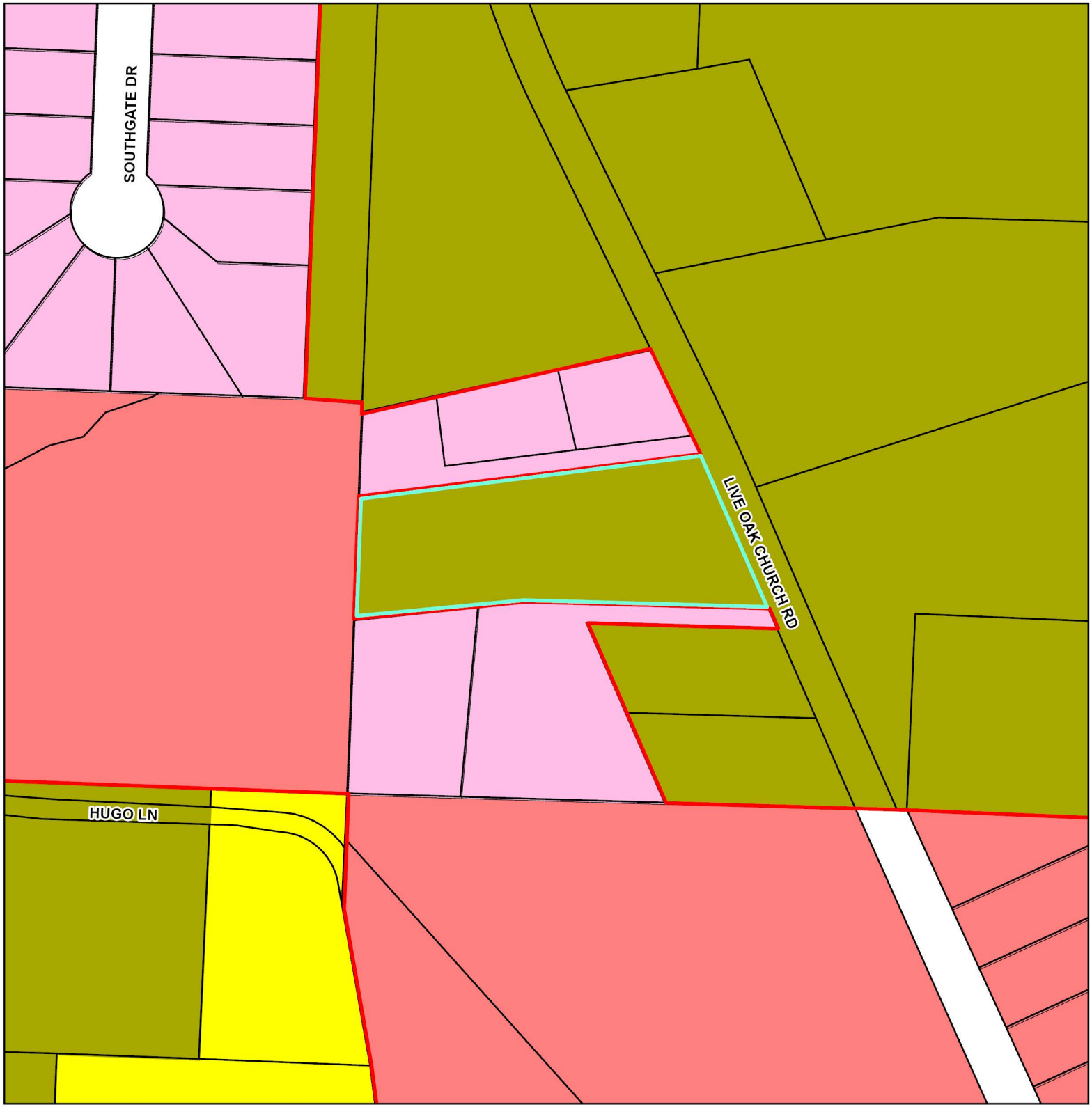
Commercial (C)

Mixed Use (MU)

County Future Land Use

Low Density Residential

Mixed Use (MU)



Current Zoning

N

0 112.5 225

Feet

Legend

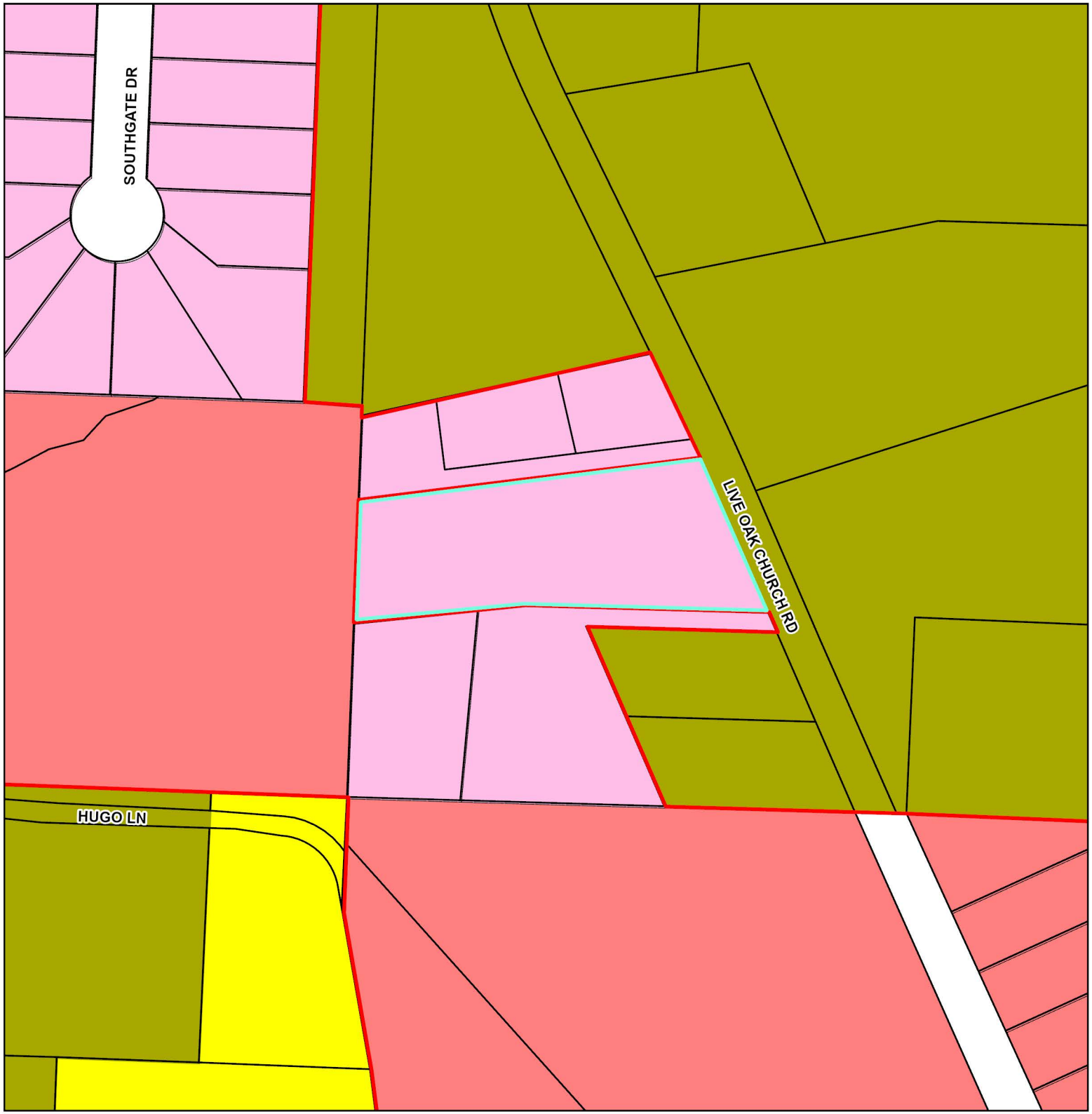
- Subject Parcel(s)
- City Limits

City Zoning

- Mixed Use (MU)
- Commercial (C-1)

County Zoning

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



Proposed Future Land Use

N

0 112.5 225

Feet

Legend

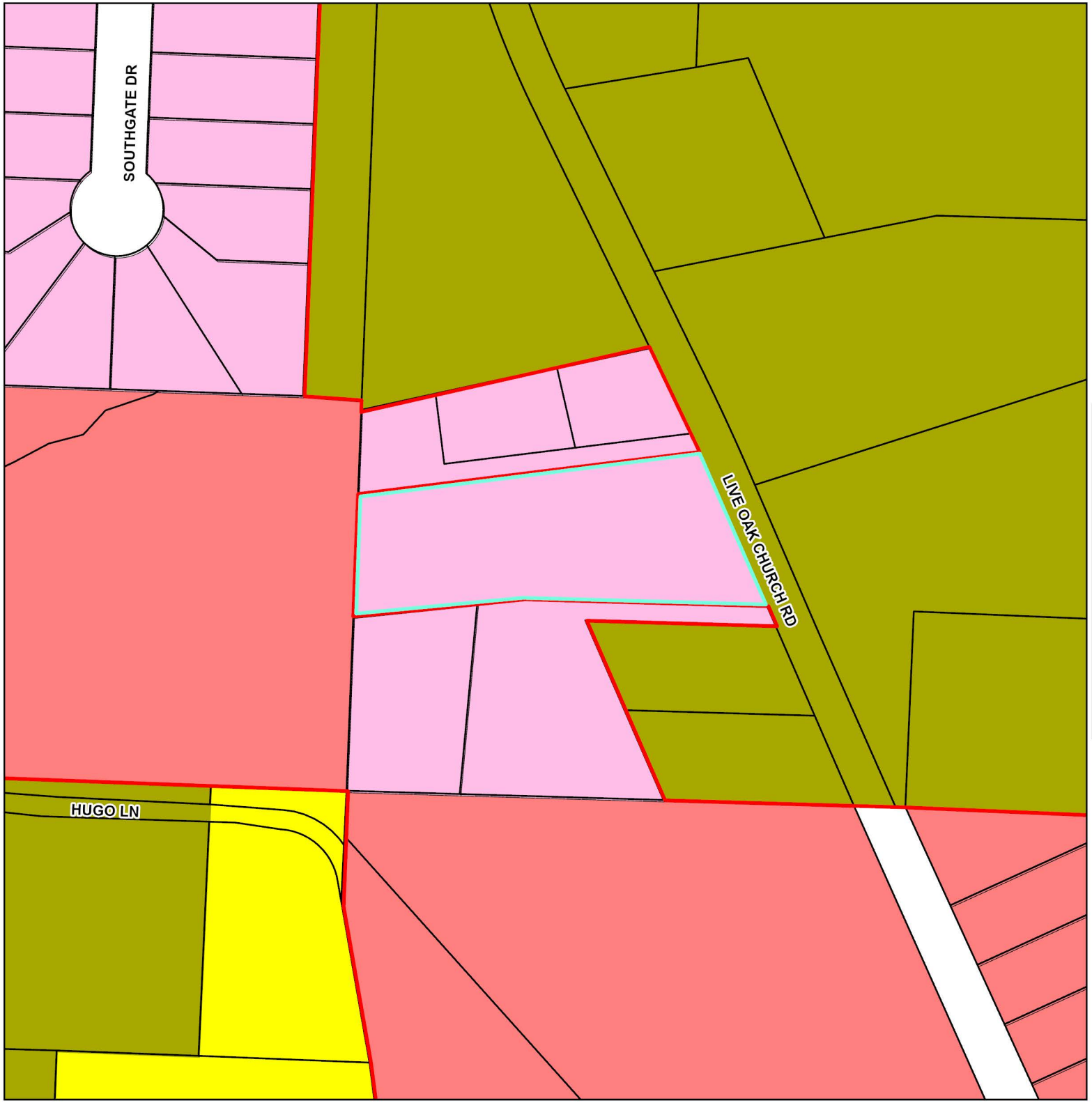
- Subject Parcel(s)
- City Limits

City Future Land Use

- Commercial (C)
- Mixed Use (MU)

County Future Land Use

- Low Density Residential (LDR)
- Mixed Use (MU)



Proposed Zoning

N

0 112.5 225

Feet

Legend

- Subject Parcel(s)
- City Limits

County Zoning

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

City Zoning

- Mixed Use (MU)
- Commercial (C-1)

CITY OF CRESTVIEW

Item # 7.4.

Staff Report

CITY COUNCIL MEETING DATE: June 22, 2026
TYPE OF AGENDA ITEM: Ordinance

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Barry Henderson, Development Services Director, Dawn Barnes
DATE:	06/18/2026
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 Planning and Development Board recommended approval of the request on June 1, 2026, and the first reading was approved by the City Council on June 8, 2026.

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 adoption of Ordinance 2024 on second reading.

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.

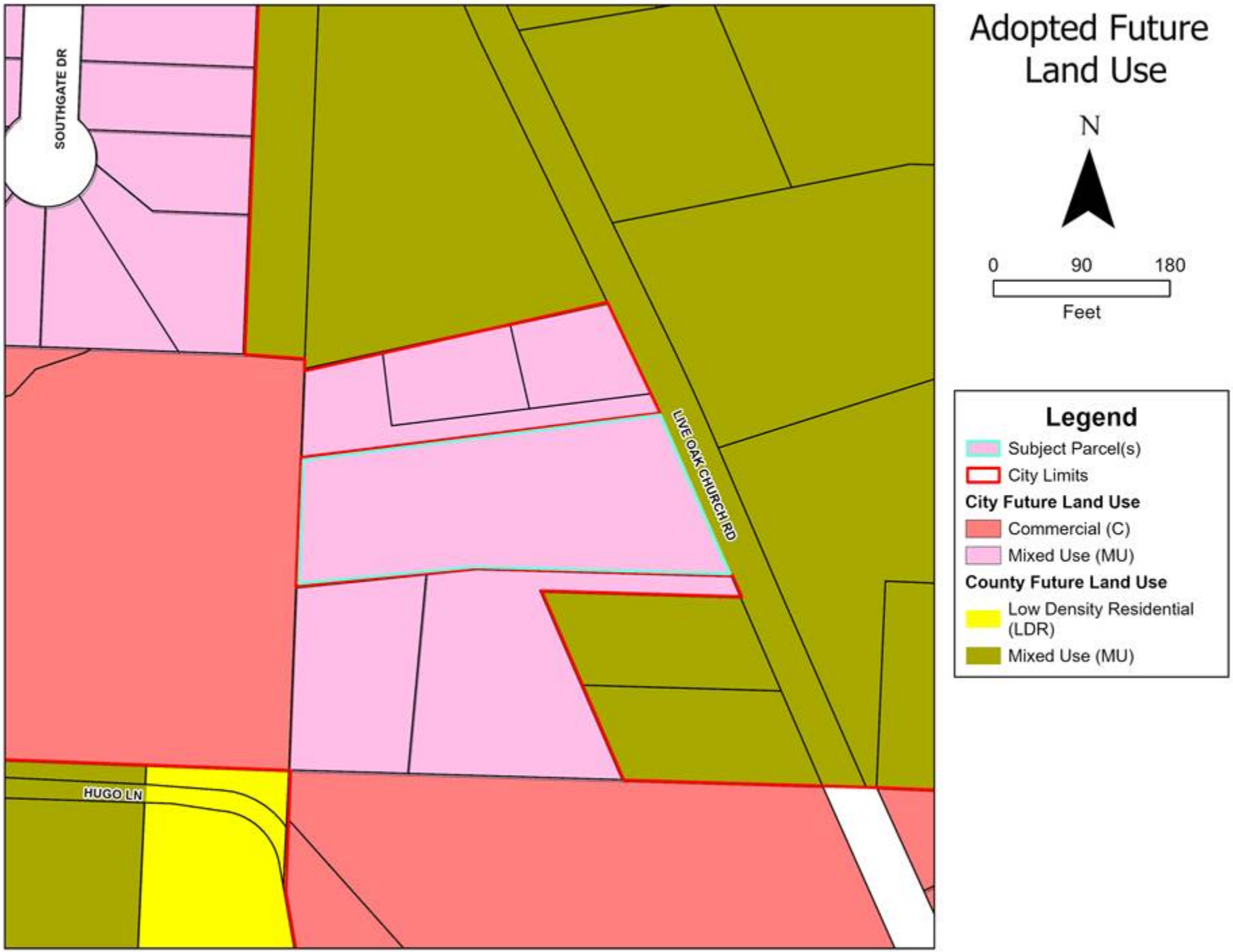
Passed and adopted on second reading by the City Council of Crestview, Florida on the 22nd day of June, 2026.

ATTEST:

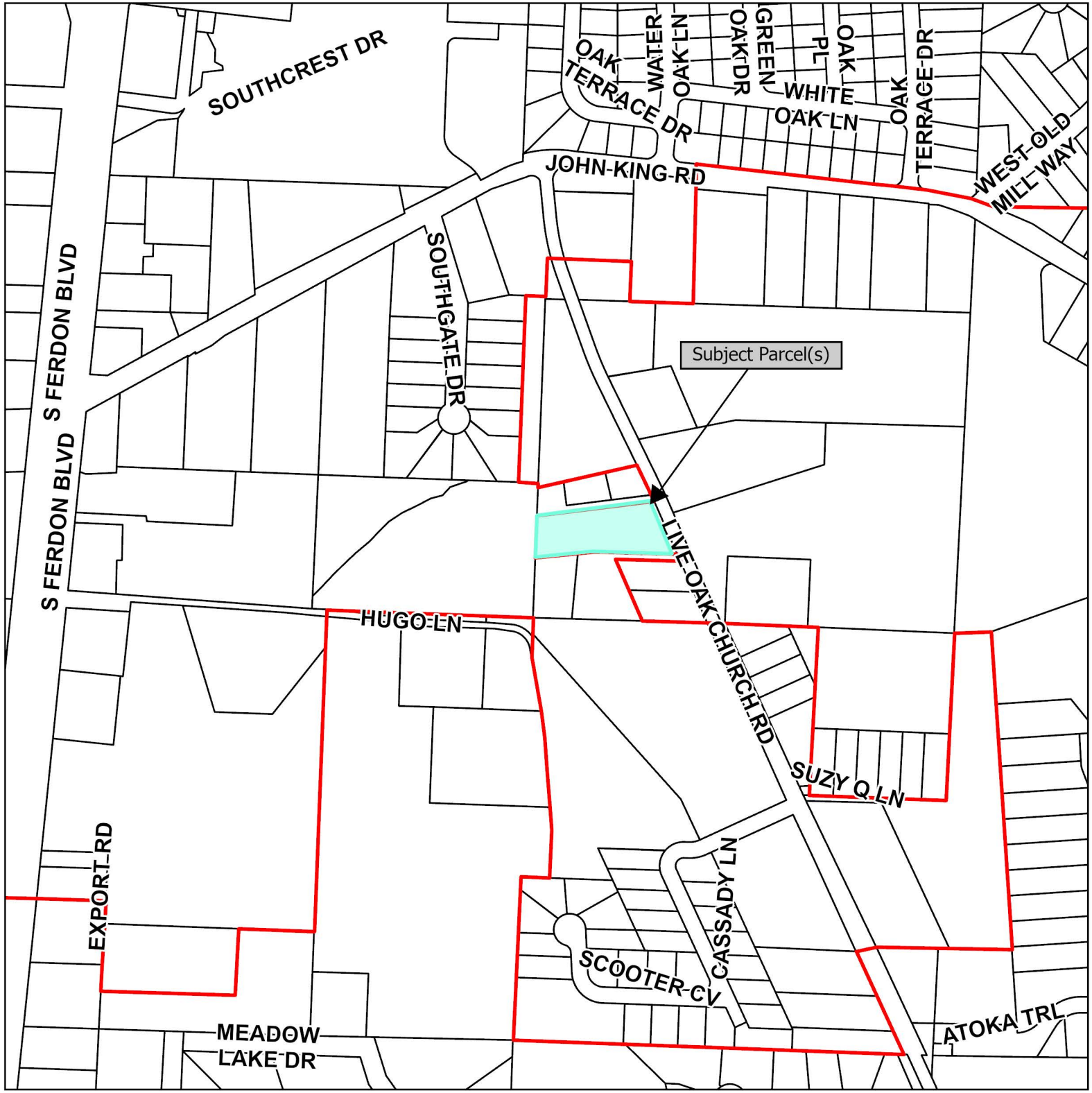
Natasha Peacock
City Clerk

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

J. B. Whitten
Mayor


SOUTHGATE DR
LIVE OAK CHURCH RD
HUGO LN
Adopted Future Land Use
N
0
90
180
Feet
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)

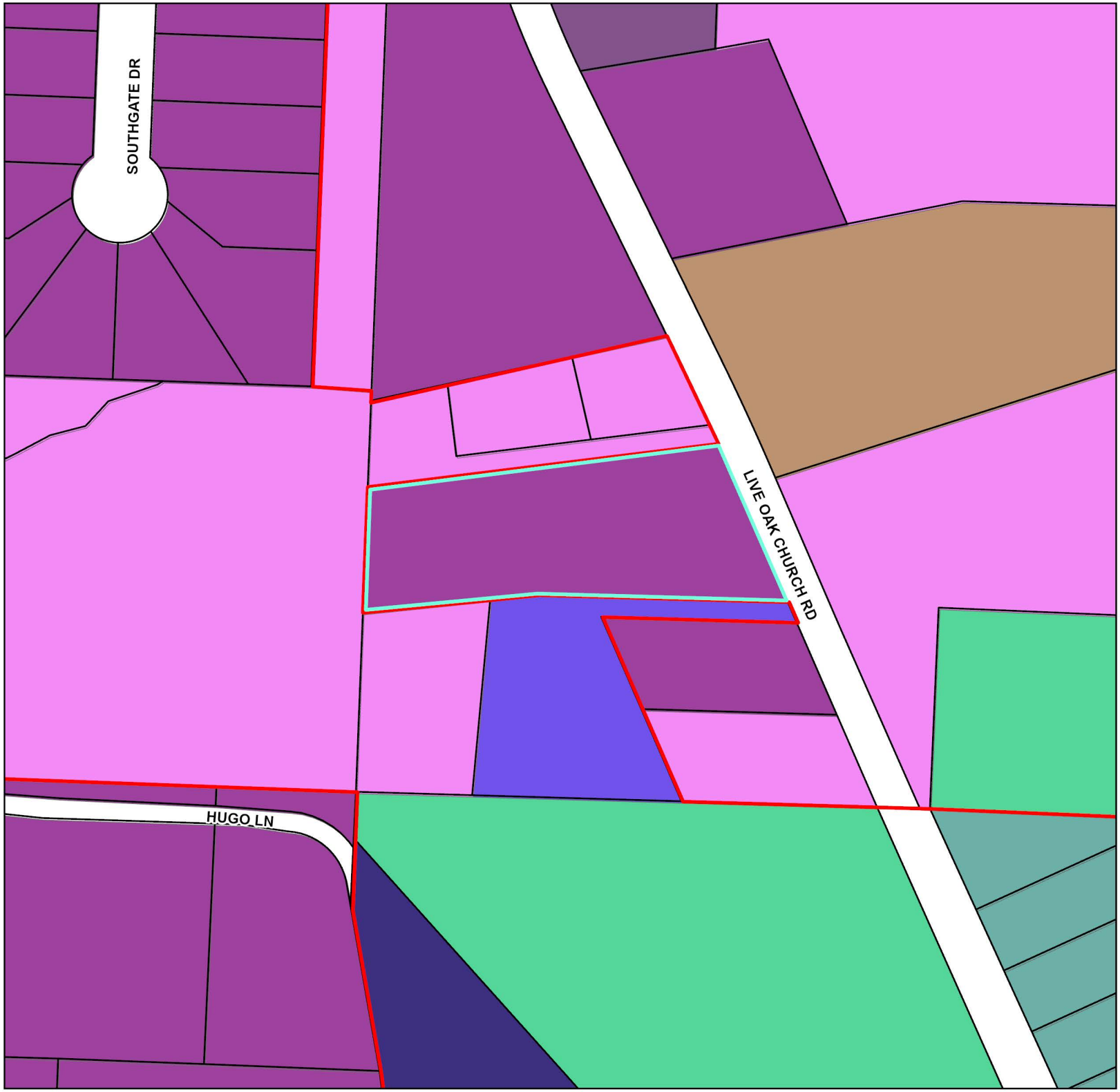
Vicinity Map



N

Not to Scale

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



Existing Use

N

0 100 200

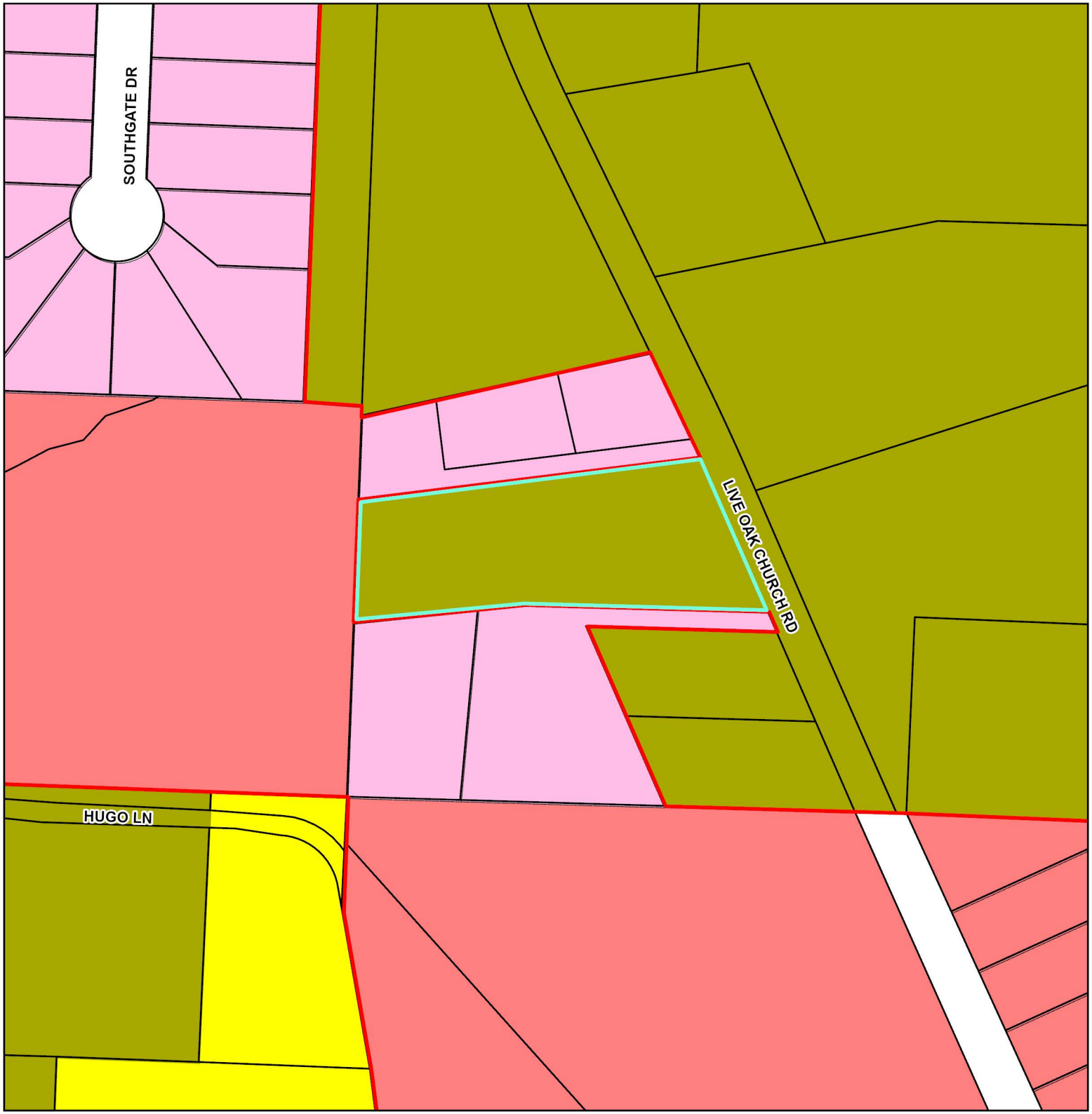
Feet

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

0 112.5 225

Feet

Legend

Subject Parcel(s)

City Limits

City Future Land Use

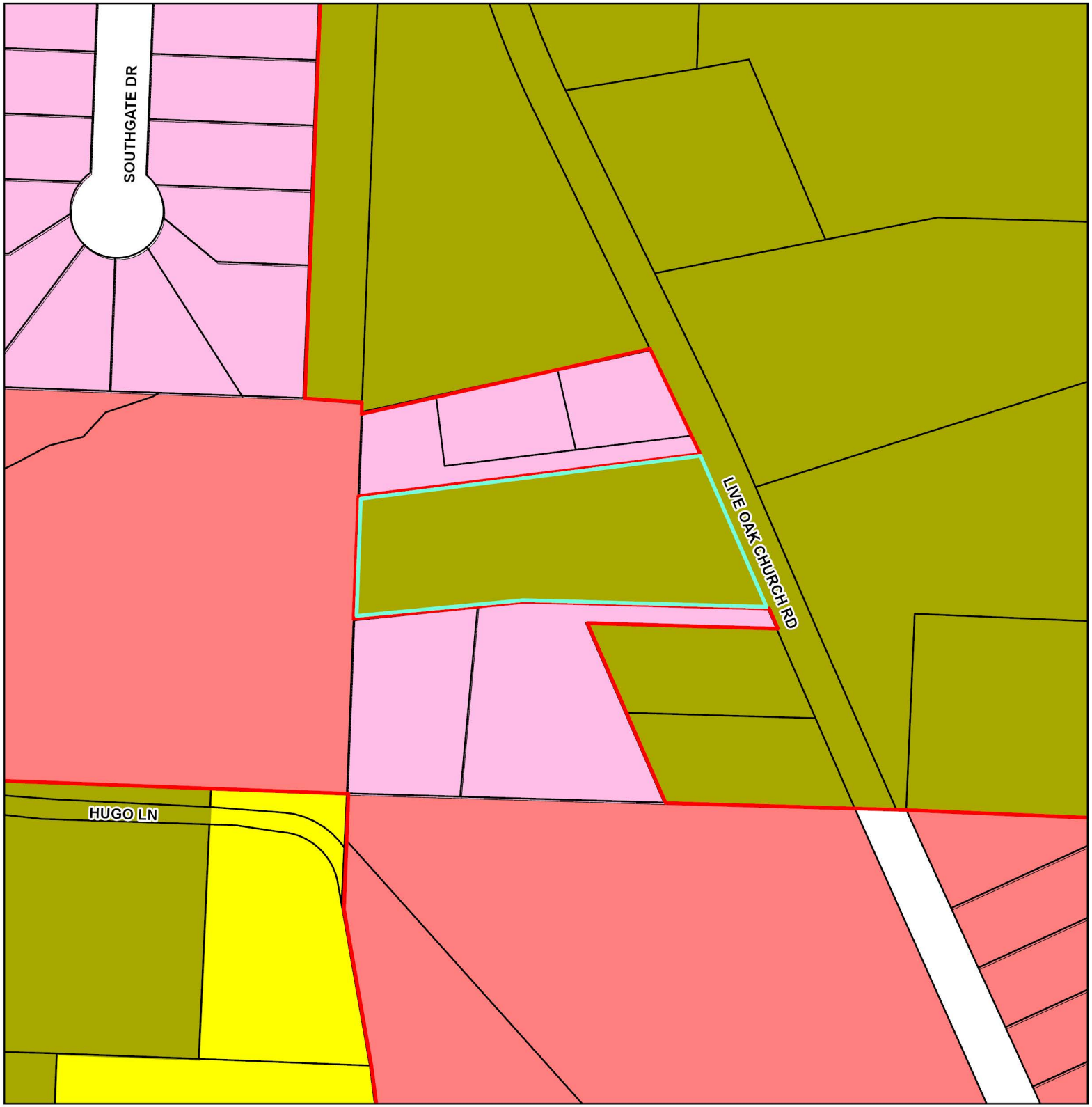
Commercial (C)

Mixed Use (MU)

County Future Land Use

Low Density Residential

Mixed Use (MU)



Current Zoning

N

0 112.5 225

Feet

Legend

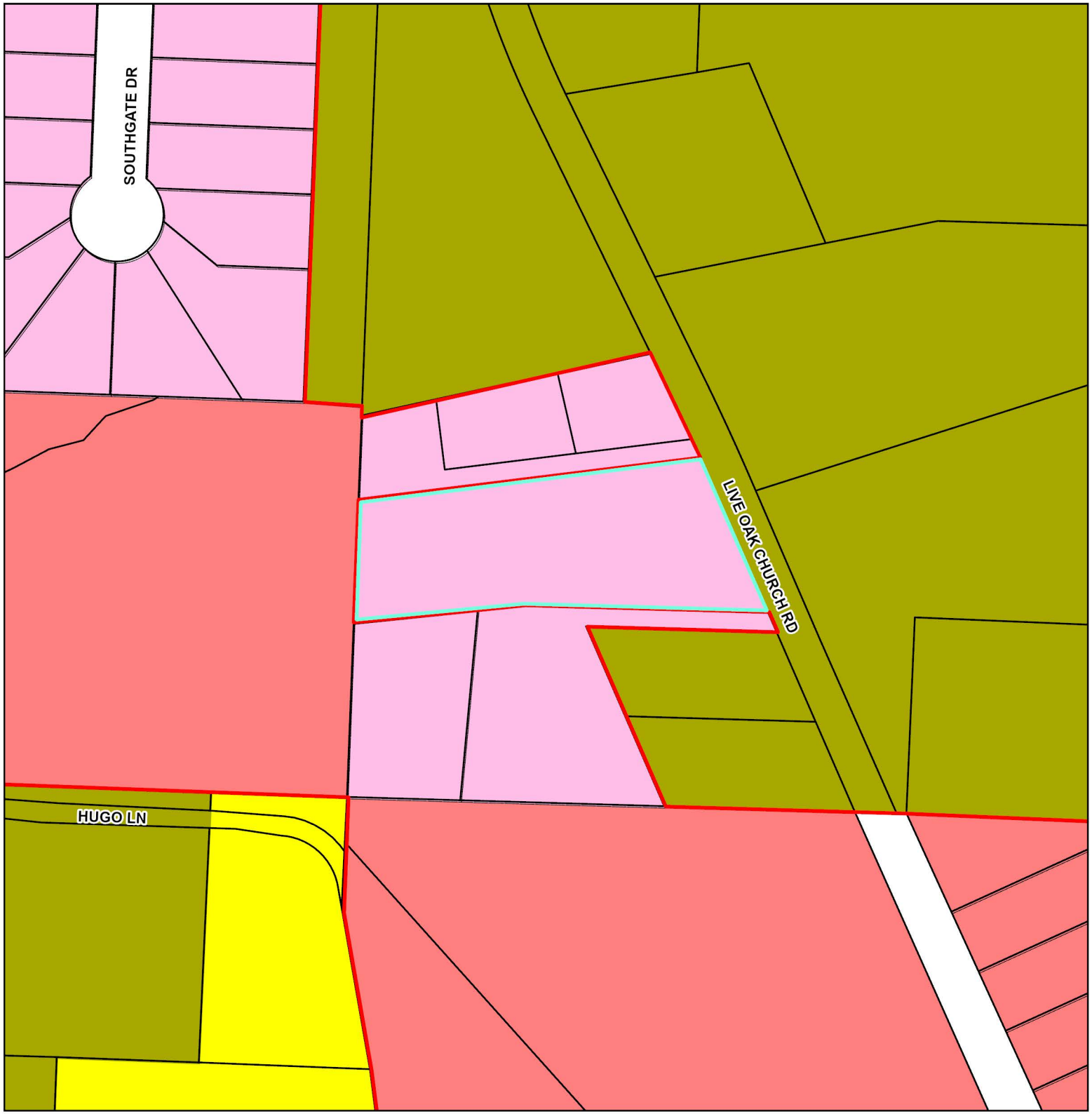
- Subject Parcel(s)
- City Limits

City Zoning

- Mixed Use (MU)
- Commercial (C-1)

County Zoning

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



Proposed Future Land Use

N

0 112.5 225

Feet

Legend

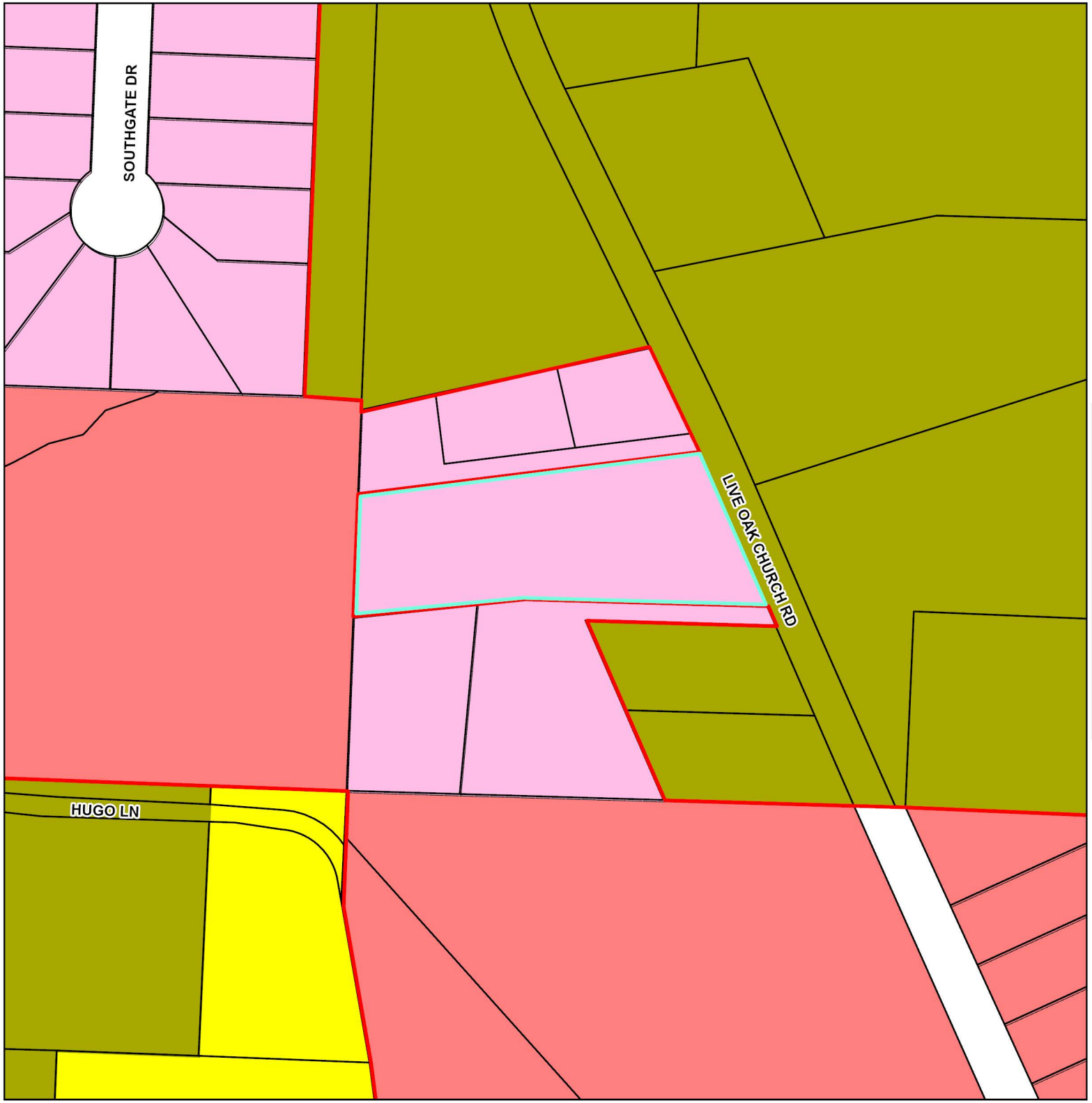
- Subject Parcel(s)
- City Limits

City Future Land Use

- Commercial (C)
- Mixed Use (MU)

County Future Land Use

- Low Density Residential (LDR)
- Mixed Use (MU)



Proposed Zoning

N

0 112.5 225

Feet

Legend

- Subject Parcel(s)
- City Limits

County Zoning

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

City Zoning

- Mixed Use (MU)
- Commercial (C-1)

CITY OF CRESTVIEW

Item # 7.5.

Staff Report

CITY COUNCIL MEETING DATE: June 22, 2026
TYPE OF AGENDA ITEM: Ordinance

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Barry Henderson, Development Services Director, Dawn Barnes
DATE:	06/18/2026
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 Planning and Development Board recommended approval of the request on June 1, 2026, and the first reading was approved by the City Council on June 8, 2026.

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 adoption of Ordinance 2025 on second reading.

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:

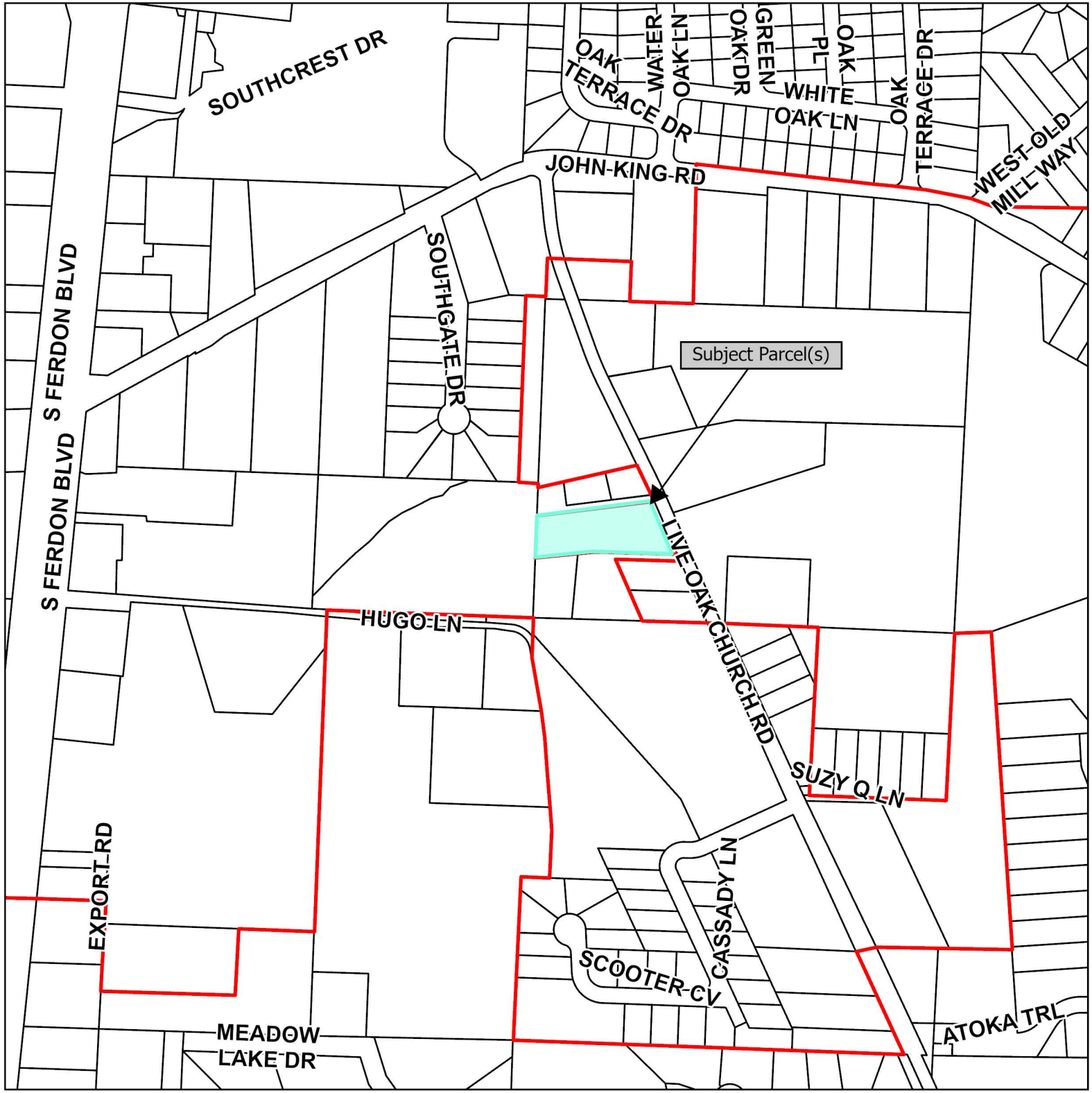
_____
Natasha Peacock
City Clerk

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

_____
J. B. Whitten
Mayor

Adopted Zoning
N
0
112.5
225
Feet
Legend
Subject Parcel(s)
City Limits
County Zoning
Residential - 1 (R-1)
Mixed Use (MU)
City Zoning
Mixed Use (MU)
Commercial (C-1)
SOUTHGATE DR
LIVE OAK CHURCH RD
HUGO LN

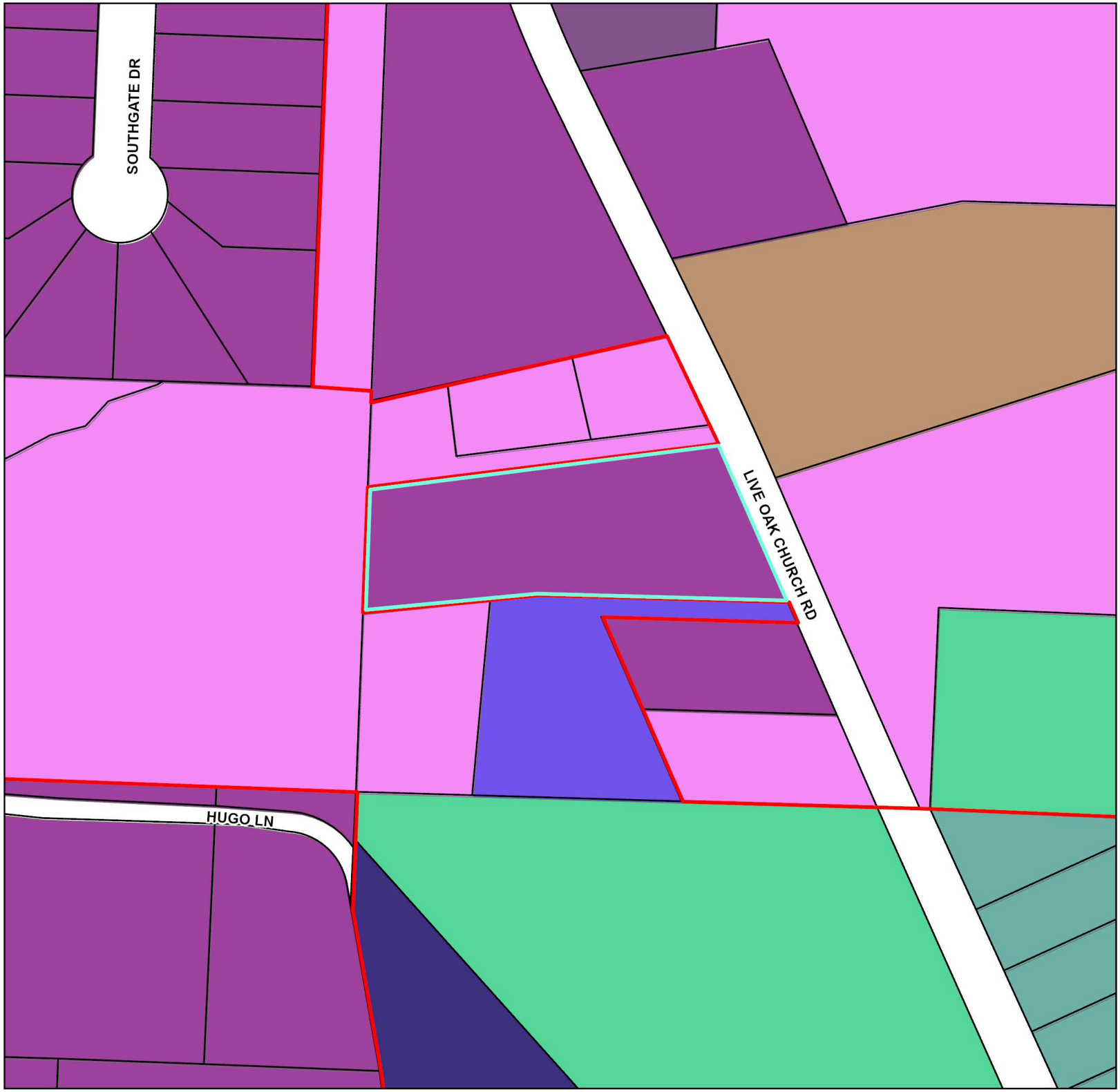
Vicinity Map



N

Not to Scale

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



Existing Use

N

0 100 200

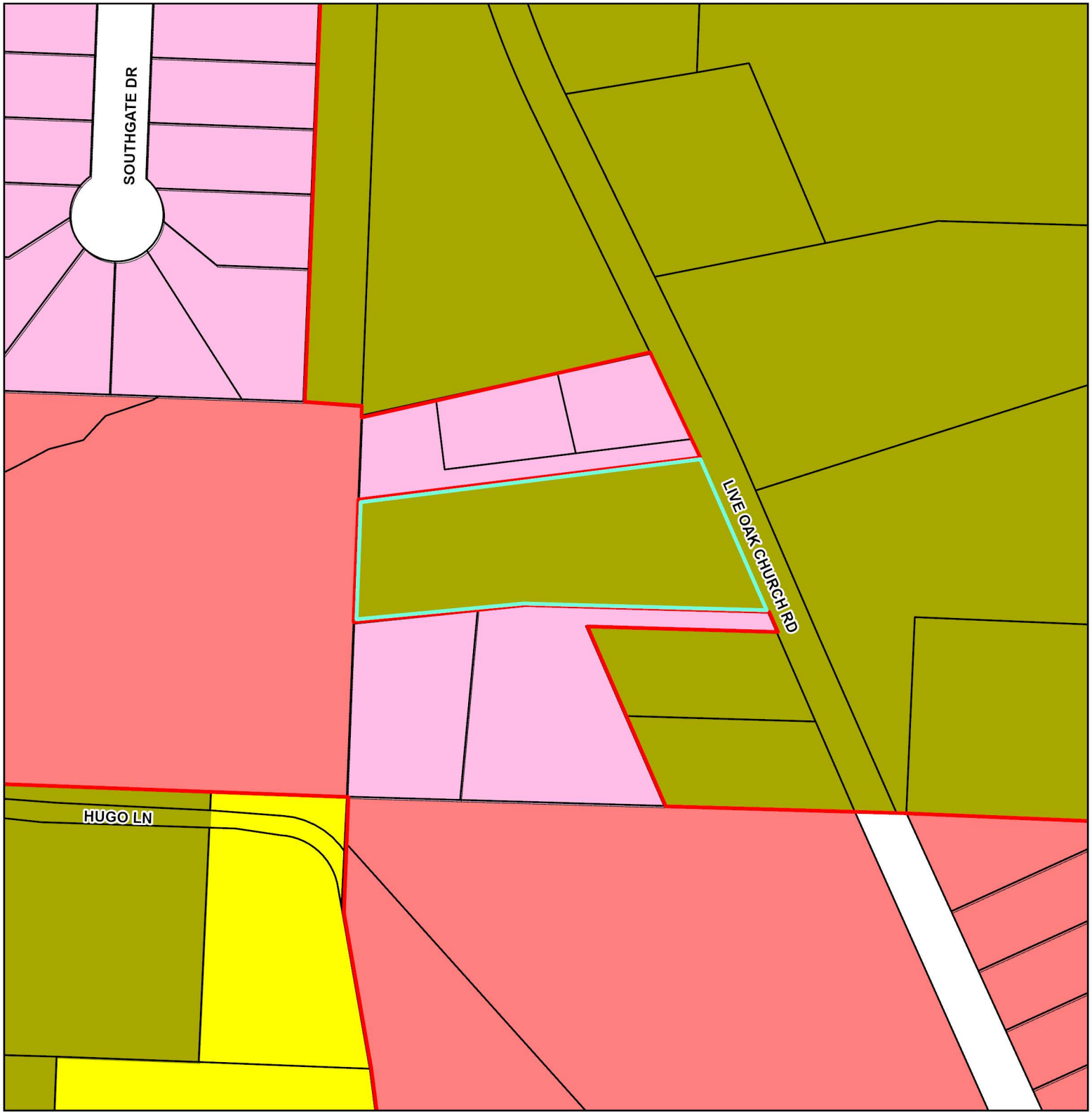
Feet

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

0 112.5 225

Feet

Legend

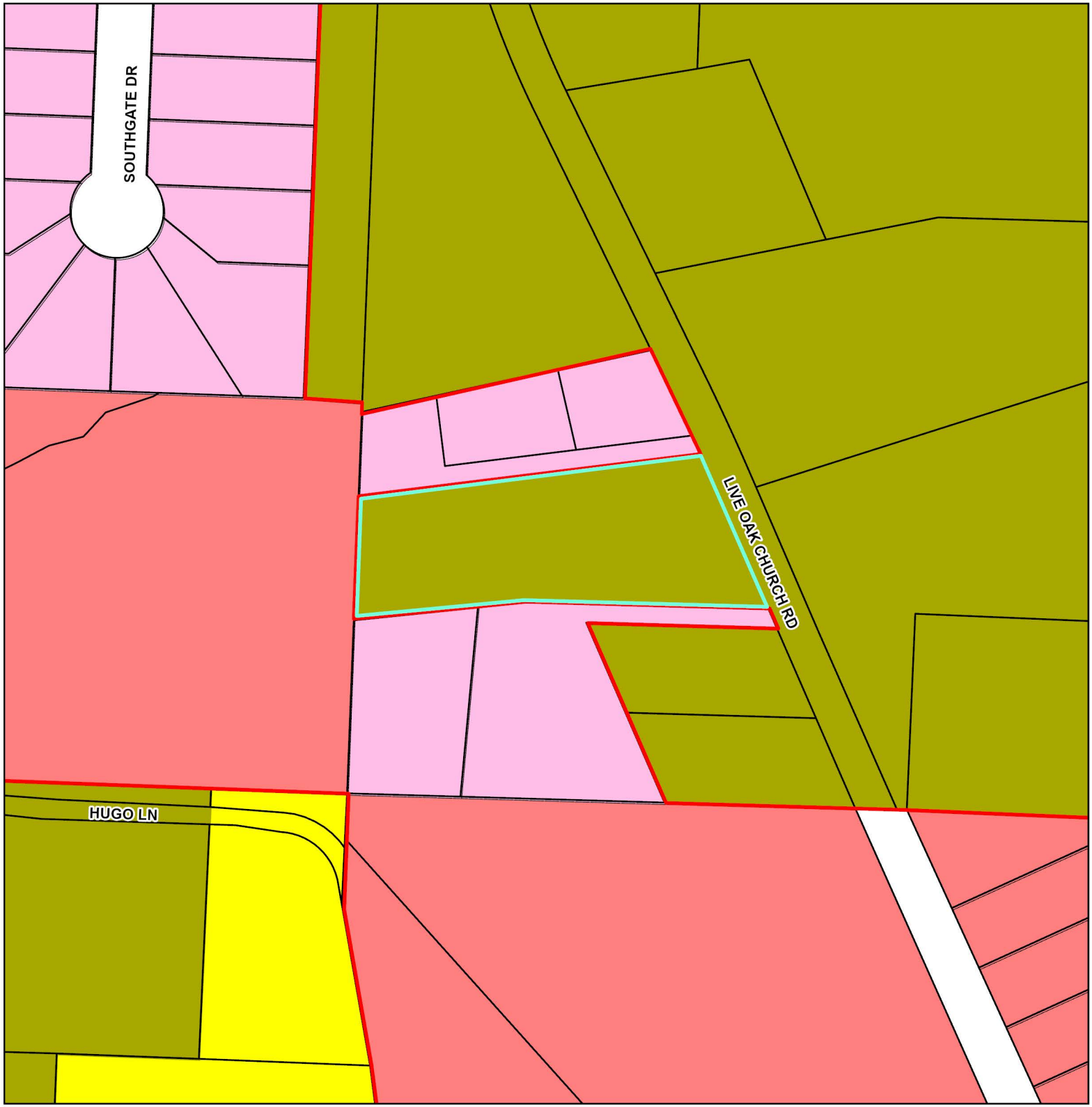
- Subject Parcel(s)
- City Limits

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

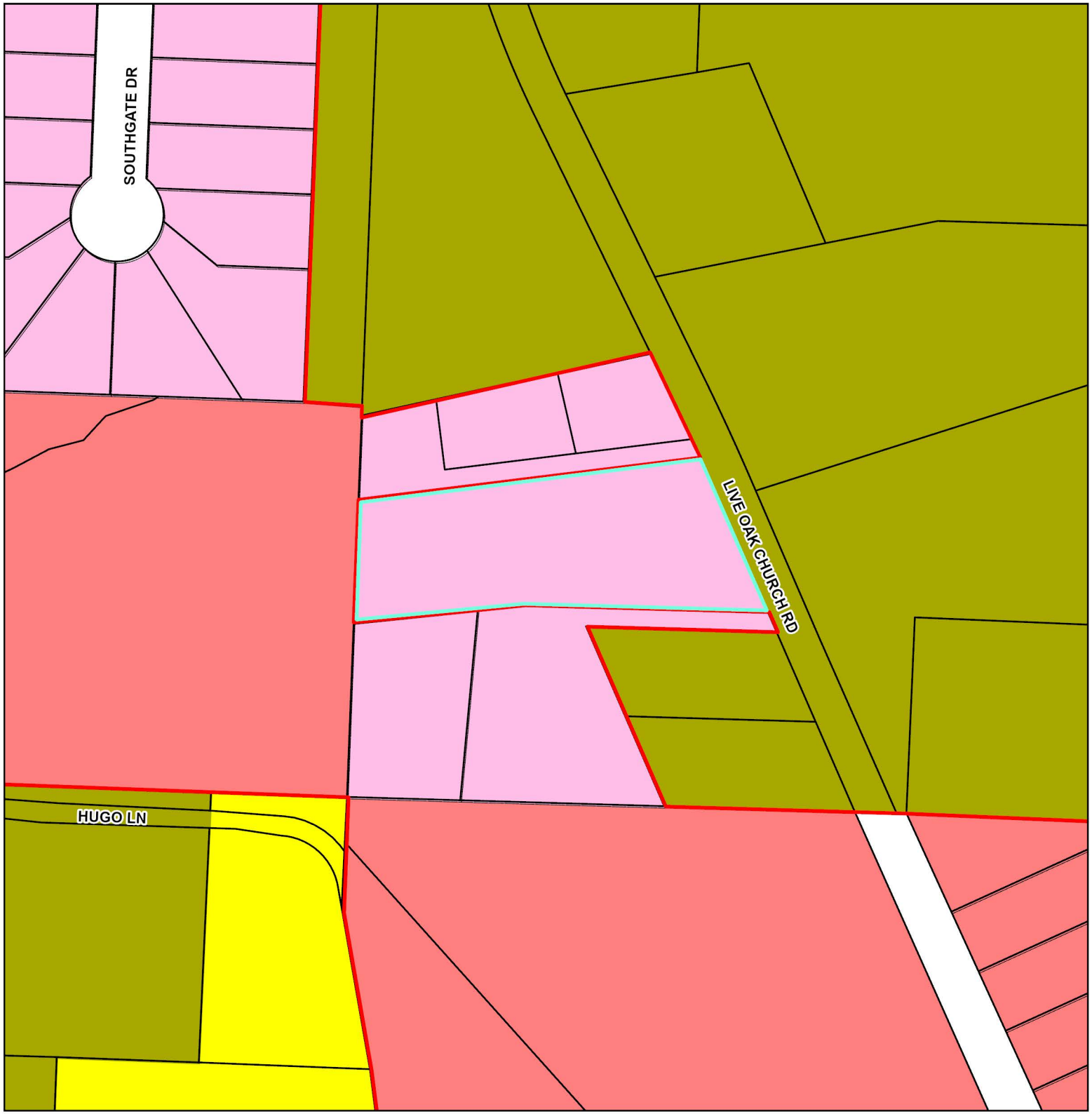
- Subject Parcel(s)
- City Limits

City Zoning

- Mixed Use (MU)
- Commercial (C-1)

County Zoning

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



Proposed Future Land Use

N

0 112.5 225

Feet

Legend

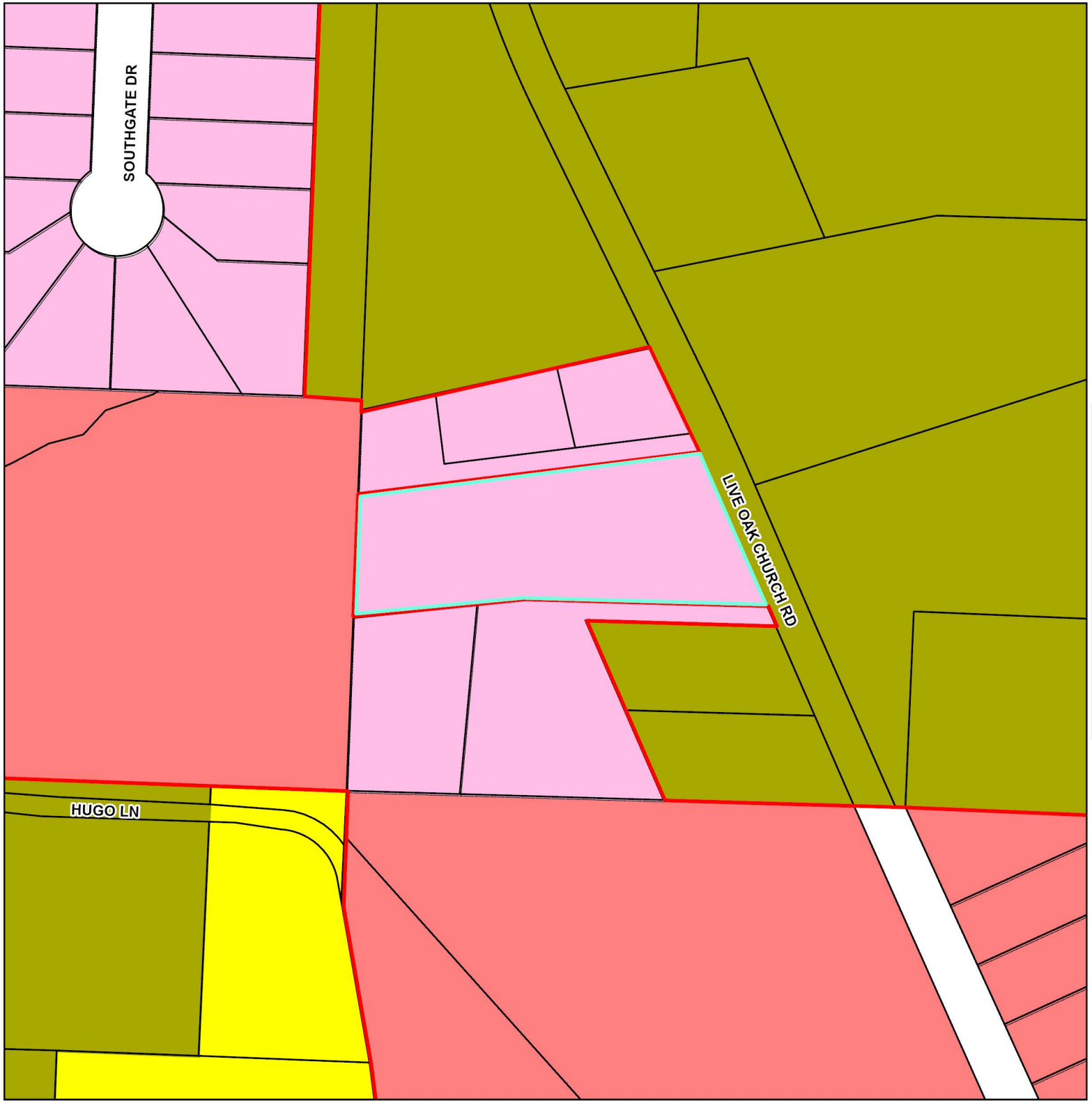
- Subject Parcel(s)
- City Limits

City Future Land Use

- Commercial (C)
- Mixed Use (MU)

County Future Land Use

- Low Density Residential (LDR)
- Mixed Use (MU)



Proposed Zoning

N

0 112.5 225

Feet

Legend

- Subject Parcel(s)
- City Limits

County Zoning

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

City Zoning

- Mixed Use (MU)
- Commercial (C-1)

CITY OF CRESTVIEW Item # 9.1.

Staff Report

CITY COUNCIL MEETING DATE: June 22, 2026
TYPE OF AGENDA ITEM: Resolution

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Wendy Tarpley, Accountant, Gina Toussaint, Finance Director
DATE:	06/18/2026
SUBJECT:	2026-13 Budget Resolution

BACKGROUND:

The City Council adopted the Fiscal Year 2026 Operating Budget on September 22, 2025. Occasionally, it is necessary to amend the City's budget during the course of the year if the need arises.

DISCUSSION:

The proposed budget amendment reflects additional revenues received by the City during Fiscal Year 2026 and the corresponding appropriations. These additional revenues include, but are not limited to, bond proceeds, donations, revenues received from the assignment of the sanitation contract, and reimbursement funds received through FMIT and donations. A complete listing of the proposed budget amendments is provided in the attached Exhibit A.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows;
Foundational- these are the areas of focus that make up the necessary foundation of a successful local government.
Financial Sustainability- Achieve long term financial sustainability

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

Quality of Life- these areas focus on the overall experience when provided by the city.
Community Character- Promote desirable growth with a hometown atmosphere

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

The individual accounts affected are presented in Exhibit A attached.

RECOMMENDED ACTION

Staff respectfully requests a motion to adopt Resolution 2026-13.

Attachments

1. Exhibit A

RESOLUTION: 2026- 13

A RESOLUTION OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING THE FISCAL YEAR 2026 BUDGET TO MORE ACCURATELY REFLECT REVENUES AND APPROPRIATIONS. THE AMENDMENTS ARE A RESULT OF VARIOUS ADDITIONAL REVENUE ITEMS, AND THOSE CORRESPONDING APPROPRIATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City Council has determined that it is in the best interest of the City to amend its budget for the fiscal year 2026; and

WHEREAS, The City's budget needs to be amended to reflect such change.

NOW THEREFORE BE IT RESOLVED that the City of Crestview of Okaloosa County, Florida that:

1. The Budget is amended to accurately reflect estimated revenues and appropriations, a copy of which is attached hereto.

2. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED IN REGULAR SESSION THIS 22ND DAY OF JUNE 2026.

CITY OF CRESTVIEW, FLORIDA

_____
JB Whitten, Mayor

Attest:

_____
Natasha S. Peacock, City Clerk

RESOLUTION NO. # 2026-13

FUND: General Fund		DEPARTMENT: Streets		
EXPENSE BUDGET	**ACCOUNT DESCRIPTION**	**CURRENT BUDGET**	**INC/DECREASE**	**REVISED BUDGET**
ACCOUNT NUMBER		**AMOUNT**	**AMOUNT**	**AMOUNT**
001-2773-572-63-00	Parks & Recreational Improvements	3,154,238	1,500,000	4,654,238
001-0822-522-62-00	Fire Improvements	194,800	599,345	794,145
001-0311-511-63-00	G&A Improvements	0	42,058	42,058
001-2773-572-63-00	Parks & Recreational Improvements	3,154,238	500,000	5,154,238
001-0413-512-52-05	Employee Events	28,488	21,955	50,443
001-0112-512-52-20	Operating/ CORE	0	38,069	38,069
001-0413-512-56-00	Training	28,488	6,000	56,443
001-0413-512-52-06	Medical / Employee GC Physical	47,915	8,420	56,335
001-2773-572-63-00	Parks & Recreational Improvements	3,154,238	59,466	3,213,704
001-0311-511-34-00	GF Contractual Services	81,554	43,114	124,668
125-2624-524-34-00	Permitting Contractual Services	0	22,863	22,863
440-0311-511-34-00	Utility Contractual Services	0	27,845	27,845
440-1633-533-64-00	Water Equipment	253,500	40,000	293,500
001-2773-572-63-00	Parks & Recreational Improvements	3,154,238	20,000	3,174,238
001-2773-572-63-00	Parks & Recreational Improvements	3,154,238	20,000	3,174,238
001-0311-511-44-00	Rentals and Leases	1,958	72,000	73,958
		LINE ITEM TOTAL---------	3,021,135	

REVENUE BUDGET	ACCOUNT DESCRIPTION	CURRENT BUDGET	INC/DECREASE	REVISED BUDGET
ACCOUNT NUMBER		AMOUNT	AMOUNT	AMOUNT
001-0000-384-00-00	Bond Proceeds	0	1,500,000	1,500,000
001-0000-384-00-00	Bond Proceeds	0	599,345	2,099,345
001-0000-384-00-00	Bond Proceeds	0	42,058	2,141,403
001-0000-369-30-01	Adams' Settlement	0	500,000	500,000
001-0000-369-21-02	Reimbursements/Health Ins.	226,225	21,955	248,180
001-0000-369-30-00	Other Settlements	20,000	38,069	58,069
001-0000-369-21-05	Reimbursements/ FMIT	0	6,000	6,000
001-0000-364-00-00	Disposition of FA	250,000	111,000	361,000
125-0000-389-90-01	Carry Forward	732,285	22,863	755,148
440-0000-389-90-01	Carry Forward	7,690,237	27,845	7,718,082
440-0000-343-02-00	Connection Fees	429,749	40,000	469,749
001-0000-366-00-00	Donations From Private Source	25,000	40,000	65,000
001-0000-366-00-00	Donations From Private Source	65,000	72,000	137,000
		LINE ITEM TOTAL---------	3,021,135	

COMMENTS/EXPLANATION:	
Bond Proceeds	Recreational Facility Purchase/Improvements
Bond Proceeds	Fire Station 3 Remodel
Bond Proceeds	Public Services New Facility
Settlements	Adam's Sanitation Contract Assignment
Donations /Reimb	Christmas Party Donations /BCBS Proshare
Settlements	OPIOD Settlement
FMIT	Safety Grant
Reimbursements	BCBS Proshare Distribution
Sale of Fixed Asset	Golf Cart Yamaha Sell / Camera Installation/ ROC Improvements
Residuals	City Hall Camera Installation
Residuals	City Hall Camera Installation
Connection Fees	New Meter Purchases
Donations	Adams' Sanitation Private Donation Pool / Library
Donations	Eglin FCU Education Center Rent Donation (3 Years)

CITY OF CRESTVIEW Item # 9.2.

Staff Report

CITY COUNCIL MEETING DATE: June 22, 2026
TYPE OF AGENDA ITEM: Resolution

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Brady Peters, Parks and Recreation Director
DATE:	06/18/2026
SUBJECT:	2026-14 Fee Schedule — Amendment

BACKGROUND:

The City of Crestview acquired the property located at 1105 S. Pearl St. from Central Baptist Church in December 2025. The property includes an existing swimming pool facility that provides the City with an opportunity to expand recreational amenities and aquatic programming for residents and visitors. As staff prepares for the operation and public use of the facility, it is necessary to establish fees for admission, programs, and rentals associated with the pool.

DISCUSSION:

The proposed fee schedule is intended to provide an affordable and structured system for public access while helping offset a portion of the costs associated with operating and maintaining the pool facility. Expenses related to pool operations include staffing, utilities, chemicals, supplies, routine maintenance, and future repairs and improvements. While user fees are not anticipated to fully fund the operation of the facility, the revenue generated will assist in reducing the financial impact on the City. Staff benchmarked these fees against those of surrounding jurisdictions, and they remain in line with other municipal pools and are similar to the fees charged at this facility in previous years. Fees collected from the swim teams will continue to be collected, but are not included, as they will be handled by inter local agreement with the school board or by contract with a private team.

Crestview Recreation Center Pool Fees		
Daily Lap Swim	$15	Resolution 2026-14
Daily Rec Swim	$10	Resolution 2026-14
Daily Rec Swim Family -up to 4	$20 -$5 additional per family member	Resolution 2026-14
Monthly Lap Swim (Single)	$50	Resolution 2026-14
Monthly Family Swim -up to 4	$40 -$5 additional per family member	Resolution 2026-14
Monthly Total Family Pass (Lap & Rec Swim) -up to 4	$60 -$5 additional per family member	Resolution 2026-14

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows;
Foundational- these are the areas of focus that make up the necessary foundation of a successful local government.
Financial Sustainability- Achieve long term financial sustainability

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

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

Play- Expand recreational and entertainment activities within the City

FINANCIAL IMPACT

The financial impact of collecting these fees are largely unknown at this time, due to the city not previously having a public pool. The fees presented are anticipated to help offset the operating costs of the swimming pool, including the chemicals, gas bill to heat the pool, and the payment for lifeguards.

RECOMMENDED ACTION

Staff respectfully requests a motion to adopt Resolution 2026-14.

Attachments

None

RESOLUTION: 2026- 14

A RESOLUTION OF THE CITY OF CRESTVIEW, FLORIDA, AMENDING THE COMPREHENSIVE FEE SCHEDULE TO IMPLEMENT FEES RELATING TO THE CRESTVIEW RECREATION CENTER POOL FACILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ALL RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CRESTVIEW, FLORIDA AS FOLLOWS:

SECTION 1 – AUTHORITY. The authority for enactment of this resolution is Section 166.021 and Section 163.31801, Florida Statutes and Article I, Section 2 of the City Charter.

SECTION 2. That the Comprehensive Fee Schedule, Parks and Recreation, is hereby amended with the addition of Crestview Recreation Center Pool Fees, as follows:

Crestview Recreation Center Pool Fees		
Daily Lap Swim	$15	Resolution 2026-14
Daily Rec Swim	$10	Resolution 2026-14
Daily Rec Swim Family -up to 4	$20 -$5 additional per family member	Resolution 2026-14
Monthly Lap Swim (Single)	$50	Resolution 2026-14
Monthly Family Swim -up to 4	$40 -$5 additional per family member	Resolution 2026-14
Monthly Total Family Pass (Lap & Rec Swim) -up to 4	$60 -$5 additional per family member	Resolution 2026-14

SECTION 3 – SEVERABILITY. If any word, phrase, sentence, paragraph or provision of this resolution 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 resolution which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this resolution are declared severable.

SECTION 4 – REPEALER. All resolutions or parts of resolutions in conflict with the provisions of this resolution are hereby repealed to the extent of such conflict.

SECTION 5 – EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED IN REGULAR SESSION THIS 22nd DAY OF JUNE 2026.

APPROVED:

_____
J. B. Whitten
Mayor

ATTEST:

_____
Natasha S. Peacock
City Clerk

Staff Report

CITY COUNCIL MEETING DATE: June 22, 2026
TYPE OF AGENDA ITEM: Action Item

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Nicholas Schwendt, Strategic Initiatives Director
DATE:	06/18/2026
SUBJECT:	2026-15 CDBG Annual Action Plan Approval

BACKGROUND:

The City of Crestview receives funding from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) program. The City is considered an "entitlement community" with a prescribed formula for funding developed by HUD using select City demographic information and has developed the first Five Year CDBG Consolidated Plan. CDBG projects must met HUD national objectives and be designed to benefit low-and moderate-income (LMI) persons or aid in the prevention or elimination of slum and blight.

DISCUSSION:

Staff works closely each year with the Citizen's Advisory Committee (CAC) and the public to develop Annual Action Plans that are consistent with the needs of the community and the mission of HUD. A CAC meeting was held on May 27, 2026.

Staff accepted applications from the public for potential projects to be funded with the FY 2026-27 CDBG allocation, which were considered at the public meeting of the CDBG CAC:

1. Planning and Administration - Under this program, funding will be used to support staff's planning and administering the CDBG program.

2. Youth Enrichment Activities - The City has seen recent success in hosting after school programs at Allen Park. Additionally, staff has previously considered other youth enrichment activities at parks in low- to moderate-income areas, including the Arts and Learning Center, which is currently being remodeled to accommodate Art Classes and activities, STEM activities, library-related activities, tutoring, etc. with a specific focus on youth. This program will support operational costs associated with these activities.

3. South Wilson Sidewalk Design - South Wilson Street is a City street with one of the highest amounts of pedestrian and multimodal travel. The City is proposing to install sidewalks along South Wilson Street, from where the sidewalk currently ends at the Bush House, south to West Edney Avenue. This project will fund the design of the project. This project will result in a substantial positive impact as it pertains to pedestrian/multimodal safety and accessibility.

4. Crestview Resource Center - Under this program, funding will be used to support the operational costs of the Crestview Resource Center. The CRC provides a central location in an LMI area to host social services for residents, and also regularly conducts a food distribution.

5. Crestview Manor Renovations- Under this program, funding will be used to support the purchase materials and fixtures to assist in remodeling the Manor's bathrooms, as well as new fencing.

6. Crestview Church of the Nazarene Dinner at Dad's - Under this program, funding will be used to replace the existing wooden ramp with an ADA-compliant metal ramp.

7. GFWC Women's Club of Crestview - The Women's Club of Crestview - provides community benefits through various initiatives including: education for lifelong learning and literacy, health and awareness advocacy, sex trafficking education and advocacy, and also provide a mobile food pantry. Under this program, funds will be used to purchase a metal ADA ramp and make improvements to the exterior of the building.

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

Communication- To engage, inform and educate public and staff

Quality of Life- these areas focus on the overall experience when provided by the city.
Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

Opportunity- Promote an environment that encourages economic and educational opportunity

FINANCIAL IMPACT

The CDBG Grant has spending minimums and maximums for specific funding areas. Planning and Administration has a 20% funding cap; Public Service has a 15% funding cap; and programs benefiting LMI income people have a 70% minimum funding requirement.

Five Annual Action Plan request applications, totaling the full grant amount of $161,913.00, were recommended to the CAC for approval by staff:

1. Planning and Administration: $22,969.94
2. Youth Enrichment Activities: $12,143.48
3. South Wilson Street Sidewalk Design: $52,768.57
4. Crestview Resource Center: $12,143.48
5. Crestview Manor Renovations: $22,550.00
6. First Church of the Nazarene - Dinner at Dad's ADA Ramp: $17,337.54
7. GFWC Women's Club of Crestview: $22,000.00

The CAC has recommended approval of these funding amounts to the City Council.

RECOMMENDED ACTION

Staff respectfully requests a motion to adopt Resolution 2026-15 and approve the 2026-27 CDBG Annual Action Plan.

Attachments

1. 2026-27 Annual Action Plan

RESOLUTION: 2026- 15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CRESTVIEW, FLORIDA, ADOPTING THE 2026-27 COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1 – APPROVAL OF PLAN. The City of Crestview hereby approves the Community Development Block Grant 2026-27 Annual Action Plan, as attached hereto and incorporated herein.

SECTION 2 – AUTHORITY. The City Manager is hereby designated and authorized to execute any documents and certifications required by the U.S. Department of Housing and Urban Development as related to the Annual Action Plan, and to do all things necessary and proper to carry out the terms and conditions of said program.

SECTION 3 – EFFECTIVE DATE. This Resolution shall take effect immediately upon approval of City Council.

Passed and adopted at a regular meeting of the City Council on this 22nd day of June 2026.

BY:

_____
J. B. Whitten
Mayor

ATTEST:

_____
Natasha S. Peacock
City Clerk

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Crestview receives funding through the Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development. The City is considered an "entitlement community" with a prescribed formula for funding developed by HUD using select City demographic information. This funding is used for community development projects which reduce or reverse evidence of physical, social, or economic decline in low-to-moderate income neighborhoods. Learning from the previous years as an entitlement community, the City hereby provides this Annual Action Plan for 2026-2027.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The priority needs, goals, and objectives of the City are outlined in the Consolidated Plan and have been defined by HUD as the following:

1. Providing Decent Affordable Housing – relates to a wide range of housing activities to meet individual family or community housing needs.
2. Providing a Suitable Living Environment – relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.
3. Expanding Economic Opportunity – applies to activities related to economic development, commercial revitalization, or job creation.

In addition, HUD has added a standard set of outcomes for the objectives listed above. These outcomes include:

1. Availability/Accessibility – applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities.
2. Affordability – applies to activities that provide affordability in a variety of ways to low- and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or daycare. Affordability is an

appropriate objective whenever an activity is lowering the cost, improving the quality or increasing the affordability of a product or service to benefit a low-income household.

3. Sustainability – applies to activities that are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas through multiple activities or services that sustain communities or neighborhoods.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The 2025-26 CDBG program year was the City of Crestview's sixth year as an entitlement community and the first year of the second consolidated plan. 2025-26 projects are progressing as expected, and the city expects to continue to meet timeliness requirements as regulated in 24 CFR 570.902.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Crestview's Community Development Block Grant Program uses many processes for involving citizens in its decision making. Public comments on the use of CDBG funds are solicited through newspaper ads, public meetings, and on the city's website during the development of the plan. The Citizen’s Advisory Committee (CAC) meets during the development of the plan to advise staff on the use of the city's annual CDBG funding allocation. During that meeting, the CAC votes on their combined recommendations. Staff and the CAC's recommendations are both presented to City Council for final approval. At least three advertised public hearings or meetings related to the CDBG program are held each year. This year's meetings were as follows:

1. A public information meeting was held on March 18, 2026. This meeting was held during the development of the plan/application period.
2. The Citizen's Advisory Committee (CAC) met on May 27, 2026 to review funding applications and give their recommendations.
3. The plan was presented to City Council on June 22, 2026 for final approval.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments were received during the creation of the 2026-2027 CDBG Annual Action Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

In the event that public comments are received, those are accepted, reviewed, and made a part of the plan. No public comments were received during the creation of the 2026-2027 CDBG Annual Action Plan.

7. Summary

The Citizen's Advisory Committee continues to be at the core of the public participation process. The City's Community Development Block Grant staff promotes public awareness and opportunities for participation by making available documents such as the annual action plan, five-year consolidated plan, consolidated annual performance evaluation report, etc., and by advertising their availability in the local news media and on the city website. The city continually strives to organize and present data in a manner that is easily understood and evaluated by our citizens and welcomes comments on the Annual Action Plan and how future reports might be improved.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Nicholas Schwendt, Strategic Initiatives Director
850-682-1560 Ext 203
nicholasschwendt@cityofcrestview.org

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Crestview's Community Development Services Department prepares the Annual Action Plan as part of a collaborative process to establish a unified vision of community development actions. This process creates the opportunity for strategic planning and citizen participation to take place in a comprehensive context at the local level. It also provides a method to measure progress of the various program goals, specific objectives, and annual goals set.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

Table 1 below identifies the agencies involved in the City's consultation process this year. The city will continue to work to identify public and private agencies to administer the CDBG program and achieve the goals and objectives set forth in the plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Continuum of Care, Homelessness and Housing Alliance (HHA) applies for federal and state funding, which it distributes to service providers based on results from a request for proposal process. Once funds are awarded, the Continuum of Care monitors expenditures and program delivery, and reports back to the appropriate government agencies. The Continuum of Care receives some funds for direct services, which are used to support collective programs, such as permanent housing, prevention, and other essential needs beyond the capacity of individual members.

During FY 2020-21 the city established a solid relationship with the Continuum of Care. In addition, Mayor JB Whitten created a homelessness advisory council. That board is made up of the Executive Director of the COC, the Director of the Crestview Area Shelter for the Homeless, a City Councilwoman, a County Commissioner, a representative from the Crestview Police Department, a representative of the faith community, and a representative from the Chamber of Commerce and Military Affairs Committee. The diversity of the board allows the city to obtain perspectives and solutions from multiple viewpoints and areas of expertise.

The city continues to work closely with the Continuum of Care to address the needs of homeless persons and persons at risk of homelessness. The Housing Stabilization Specialist provided by Homelessness and

Housing Alliance regularly works with people in Crestview either already experiencing homelessness, or facing homelessness by providing resources and case management.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The city does not receive ESG funding directly, and did not receive an ESG allocation from the state of Florida in previous program years.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	FL-505 Homelessness and Housing Alliance
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City works closely with HHA through meetings, phone calls, and emails. With continued consultation, we expect to gain a better understanding of the needs of our homeless population, and determine methods by which we can provide assistance or create programs that serve to meet or mitigate such needs.
2	**Agency/Group/Organization**	United Way of Okaloosa
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City works closely with United Way through meetings, phone calls, and emails. The United Way hosts events to raise awareness within the business and government communities regarding local housing data and needs. With continued consultation, we expect to gain a better understanding of the housing needs in our area, and assist this organization in the execution of their plans and programs, as well as determine programs or activities that can be completed by the City to meet local needs.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homelessness & Housing Alliance	Both plans include increasing access to affordable, increasing economic stability, and strategies to reduce homelessness

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City of Crestview held two public meetings regarding the development of this plan and the goals set herein. The public charrette held on March 18th provided an opportunity to public to ask questions and make suggestions regarding the activities pursued in the plan, and the Citizen Advisory Committee meeting on May 27th, which provided another avenue for public comment, but also allowed the committee to provide their input regarding goal-setting and funding of the first year annual action plan.

Outside of those specific meetings, the staff has received general comments from the public in support of currently pursued activities, as well as suggestions for future activities.

These meetings further solidified the perspective previously mentioned, that there is a desire to further assist local organizations that provide various types of assistance within our low to moderate income community, as well as a desire to utilize CDBG funding to further City initiatives that improve the living environment within those areas.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Public charrette (3/18/26) - No public attendance.	No comments recieved.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	Citizen Advisory Committee Meeting (5/27/26) - The Committee was in attendance and supported the funding breakdown reflected within the Plan.	No comments from the public were received.		
3	Informal Comments	Non-targeted/broad community	General, informal response from community members about the CDBG program.	The community members support the direction of the plan, and the projects that have been/are being supported.	N/A	
5	Newspaper Ad	Non-targeted/broad community	Newspaper ads were ran during the creation and adoption of the Annual Action Plan. No public comments were received due to the newspaper ads.	N/A	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	Non-targeted/broad community	Visitors to the city's website can view CDBG announcements, and submit public comments comment on the Annual Action Plan or CDBG program. No public comments were received due to the website postings.	N/A	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City's 2026-2027 allocation is $161,913.00.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	161,913.00	0.00	0.00	161,913.00	0.00	The 2024-25 CDBG allocation will be used for the following projects: Planning and Administration, Church of the Nazarene ADA Ramp, Crestview Resource Center, Crestview Manor Bathroom Improvements, GFWC Woman's Club of Crestview ADA ramp and exterior improvements, South Wilson Street Sidewalk Design and Youth Enrichment Services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
Other	public - federal	Public Improvements	56,835.00	0.00	0.00	56,835.00	0.00	CDBG-CV funds will be used to bring the City's new Arts and Learning Center into a code compliant state, to provide educational, arts and STEM activities within the LMI core.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funding will be leveraged against private funding through subrecipients, and local funds through city projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The city has obtained several properties that may be used to address affordable housing needs in the future, and is working to identify agencies to partner with on potential future affordable housing projects. The city maintains a list of city-owned properties that may be eligible for affordable housing or other needs.

Discussion

The city continues to seek funding opportunities and partnerships to expand programs. We've seen success partnering with other non-profits to provide youth enrichment activities for school-aged children in LMI areas, and are proposing to use CDBG funding to support the growth of these activities.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facility Improvements	2021	2024	Non-Housing Community Development	CRESTVIEW	Public Facility Improvements	CDBG: $114,656.11	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
2	Public Services	2020	2025	Non-Housing Community Development	CRESTVIEW	Public Services	CDBG: $24,286.96	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
3	Provide a Suitable Living Environment	2020	2025	Affordable Housing	CRESTVIEW	Public Facility Improvements	CDBG: $22,500.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 37 Households Assisted
4	Planning and Administration	2020	2025	Planning & Administration	CRESTVIEW	Administration/Planning	CDBG: $22,969.94	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Public Facility Improvements
	Goal Description	In this program year, the City will begin the process of improving public facilities in the downtown LMI core to improve public safety. South Wilson Street a City street with one of the highest amounts of pedestrian and multimodal travel. The City is proposing to install sidewalks along South Wilson Street, from where the sidewalk currently ends near the railroad tracks, south to West Edney Avenue, a distance of approximately 2,000 feet. This project will fund the design of the project, and construction is budgeted for in our CRA. This project will result in a substantial positive impact as it pertains to pedestrian/multimodal safety and accessibility. It also includes ADA ramp improvements to GFWC Women's club, which provides a limited clientele benefit through many initiatives including: education programs for lifelong learning and literacy, health and awareness advocacy, sex trafficking education and counselling. They also provide a mobile food pantry for low to moderate individuals within the City. They are requesting funding to replace their handicap ramp, as well as replace/repaint siding, and replace window, door and roof seals. Church of the Nazarene provides hot meals to low- to moderateincome households and the homeless through the Dinner at Dad’s program. They serve thousands of meals to the surrounding community each year. We are proposing replacement of their existing ramp with an ADA compliant ramp.

2	**Goal Name**	Public Services
	Goal Description	Public service activities for the 2025 Annual Action Plan will focus on the Crestview Resource Center, which provides various public services for low and moderate income persons, as well as persons experiencing homelessness or that have disabilities. These services include, but are not limited to, assistance in applying for social services (such as medicaid, social security, SNAP, etc.), financial literacy services, legal services, and homeless outreach/assistance services, within our downtown LMI area. 50% of available public services funds will be utilized for this purpose. The remaining 50% of funds will be utilized to provide arts and enrichment activities for youth. This includes arts and educational services to be provided at the new Arts and Learning Center such as activities that typically take place at the library (which is approximately 2 and a half miles outside of the downtown LMI core), as well as art classes, tutoring, and STEM learning activities. We've also seen recent success hosting after school programs and caps at Allen Park, a park in the core of our low-income area. The Public Services element of this project would serve to cover operational costs related to programs that the City pursues, including, but not limited to: instruction related to after school activities, Arts and Learning Center activities, or other similar youth enrichment activities that take place in low- to moderate-income areas.
3	**Goal Name**	Provide a Suitable Living Environment
	Goal Description	Activities under this goal will include further improvements to the Crestview Manor facility, to improve the living environment for the elderly, low income, disabled residents. This project includes solar cap lights, motion sensor lights, vinyl fencing, a recirculation pump and fixtures for bathroom upgrades. These improvements will improve the safety and sustainability of the facility to residents and visitors.
4	**Goal Name**	Planning and Administration
	Goal Description	The City of Crestview Community Development Services department administers the CDBG program and is responsible for conducting all public hearings and meetings, advertising the report, advertising for and accepting applications, reviewing applications, administering funds to sub-grantees, preparing the Annual Action Plan each year, preparing the CAPER each year, and for preparing the Five Year Consolidated Plan every five years, among other administrative duties.

Projects

AP-35 Projects – 91.220(d)

Introduction

This City of Crestview's first year activities were developed fully utilizing the citizen participation process. The program was advertised and applications for funding were received. City staff reviewed the applications and met with the Citizen's Advisory Committee (CAC). The projects 1-7 below were selected for 2026-2027.

Projects

#	Project Name

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocations are based on CAC reccomendations and public input to provide the greatest impact in the target areas.

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estim and t that from activ
<TYPE=[pivot_table] REPORT_GUID=[54A4ED67473EDAEE248792836A1D83B0]>							

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

ALl CDBG funding will be used to benifit eligible activities within the city limits of Crestview. The designated LMI areas served in this Annual Action Plan are:

Census Tract: 020600, Census Block Group: 1, Low/Mod Percentage: 62.22%
Census Tract: 020700, Census Block Group: 1, Low/Mod Percentage: 74.29%
Census Tract: 020500, Census Block Group: 3, Low/Mod Percentage: 53.96%
Census Tract: 020500, Census Block Group: 4, Low/Mod Percentage: 96.32%

Geographic Distribution

Target Area	Percentage of Funds
CRESTVIEW	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

All funding will be allocated within LMI areas to maximize impact.

Discussion

The City of Crestview's designated LMI areas accurately respresent the community needs. Funding will be targeted in those areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing will not be directly addressed during this annual action plan.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The city will continue to attempt to identify affordable housing needs and accomodate them through partnerships with affordable housing developers, and through programs such as the State Housing Initiatives Partnership.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Crestview will not address public housing needs directly with this Annual Action Plan.

Actions planned during the next year to address the needs to public housing

The City of Crestview will not address public housing needs directly with this Annual Action Plan, but will support CHA in future projects if requested.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

There are no planned activities to encourage public housing residents to become more involved in management and participate in homeownership in FY 2026-27

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

The City will continue to coordinate with the Crestview Housing Authority with regard to their needs and increasing the amount of housing provided.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The city does not provide direct homeless services but collaborates with HHA and the Advisory Committee to ensure the provision of services is comprehensive and adequate for the jurisdiction.

The Crestview Area Homeless Advisory Council (CAHAC) is comprised of several community leaders that represent all sectors of the city. The City implemented the Crestview Area Homeless Advisory Council in 2019. The council consists of representatives from city council, Board of County Commissioners, HHA, Crestview Area Shelter for the Homeless, Crestview Chamber of Commerce, and Crestview Police Department. The goals of the council are to identify the number of persons experiencing homelessness in the city, inventory all available resources, create gaps analysis, develop strategic plan, and implement strategies. The council meets monthly.

The City of Crestview's action plan outlines goals and strategies to be implemented in accordance with requirements of the broader Consolidated Plan. The city coordinated with HHA and the CAHAC to develop needs and establish strategies to address those needs. This collaboration has developed an effective systemic approach to homelessness that will fill jurisdictional gaps in services. The City continues to assist in the development of strategic solutions to homelessness that reduce costs to the community and reduces homelessness. Although the City does not directly provide services to homeless households the City works with the local Continuum of Care (CoC) and other service providers that cover our jurisdiction for the provision of services. Under this category, the City will not undertake these activities but will support several operating agencies that are providing valuable services to prevent homelessness and to assist those who are already homeless.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

1. To increase housing placements for chronically homeless by using outreach, engagement, and coordinated entry. *To identify and engage each person experiencing homelessness in order to quantify the unmet needs in the area and begin the process of connecting homeless households to services and housing .*

2. To reduce the number of persons experiencing homelessness by increasing cost-effective, long-term solutions. *To utilize the data collected from outreach, shelters, and coordinated entry system to determine if Crestview has sufficient resources to address the needs of those experiencing homelessness in the jurisdiction.*

3. Strengthen the capacity of rural to maximize outreach efforts *tailored to the unique challenges posed by geography and population distribution. The CoC has developed guidance and tools to support and build partnerships and efficient systems to identify and engage households experiencing homelessness.*

5. Enhance partnerships with law enforcement that reduce criminalization of homelessness. *The city, the city's police department, and the CoC serve on the Crestview Area Homeless Advisory Council.*

Addressing the emergency shelter and transitional housing needs of homeless persons

The CoC Annual Action Plan has an objective of providing immediate access to low-barrier emergency shelter or other temporary accommodations to all who need it. The goals include:

1. Increase access to stable and affordable housing. The city is aware of the affordable housing shortage and shortage of property owners willing to accept HUD housing vouchers and tenants with a history of homelessness. The CoC has multiple committees working on addressing the issue. The CoC uses Housing First and other evidence-based best practices to expedite housing for persons experiencing homelessness. The city's goal is to support the effort to increase housing availability for special needs populations and extremely low-income households. This goal also includes increasing the number of shelter beds available in the area and the amount of funding for supportive housing programs. The CoC was able to expedite housing for persons that were staying in shelters much more quickly versus the lengthy process of housing persons that are unsheltered.
2. Provide access to low-barrier emergency shelter. The objective is to be able to provide high-quality, housing-focused shelter or temporary accommodations for those living in unsafe situations, including those fleeing domestic violence and human trafficking, and those living in unsheltered locations.
3. Improve access to emergency assistance, housing, and supports for historically underserved and overrepresented groups, such as youth who have been involved in the juvenile justice system or child welfare system, people who have been sexually exploited or labor-trafficked, people who identify as LGBTQ, people with HIV/AIDS, youth that are pregnant or parenting, people with mental health needs, and racial and minority groups.
4. Utilize transitional housing vouchers for motel stays and other temporary accommodations available through the Managing Entity and other area providers to transition participants that have a housing stability plan and an exit to housing date, when appropriate.
5. Increase the availability of medical respite beds to allow hospitals to discharge participants experiencing homelessness to discharge people with complex health needs to medical respite beds that can help stabilize their health conditions and assist them to access or return to safe housing. The CoC has not a found a facility to meet this need and currently utilizes hotel/motel vouchers to meet this need.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The CoC Annual Action Plan has includes an objective to implement coordinated entry to standardize assessment and prioritization processes and streamline connections to housing and services**.** The goals include:

To reduce the length of time a household experiences homelessness using coordinated entry, street outreach teams, support services, and housing navigation.

Support the implementation of strong coordinated entry processes that provide effective, low-barrier, comprehensive, and coordinated access to housing and services programs.

Develop and strengthen best practices in population-specific coordinated entry strategies and processes

Support rural and suburban areas to implement effective, regionally specific coordinated entry processes.

Expand access to new and existing affordable housing for people experiencing homelessness.

Connect people to rapid re-housing.

Connect people with the most intense needs to permanent supportive housing.

Link people experiencing unsheltered homelessness to housing and services solutions.

Expand the supply and increase access to rental housing subsidies and other affordable housing options

Encourage increased use of health, behavioral health, TANF, workforce, early childhood education, K-12 and higher education supports, and child welfare programs

Encourage a wide range of programs to develop or strengthen partnerships with coordinated entry processes and to implement effective practices for referrals between systems

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

To ensure that individuals and families do not return to homelessness, it will be necessary to strengthen partnerships with, and connections to, a larger array of federal, state, local, and private programs that serve low-income households, including programs that: advance education and employment opportunities and support upward economic mobility; provide connections to health and behavioral health care services; and link people to a range of other programs and systems that support strong and thriving communities, such as quality child care, schools, family support networks, and other resources.

Encourage state and local efforts to implement a flexible array of behavioral health services that impact housing stability

Encourage partnerships between housing providers and health and behavioral health care providers

Encourage programs that are not specifically dedicated to ending homelessness to fund interventions that promote and support housing stability or to prioritize or serve individuals and families experiencing homelessness.

Support increasing on-the-job training and apprenticeship opportunities, supported employment

Strengthen coordination between early childhood, education, housing, employment, and homelessness services providers

Strengthen the focus on income and employment within coordinated entry systems to effectively target and connect individuals and families to opportunities

Improve discharge planning from healthcare, mental health facilities, and Department of Corrections by using coordinated entry, in-reach, and housing navigation.

Discussion

The city will continue to work with HHA, and also reach out to other organizations such as the Crestview Area Shelter for the Homeless and the Crestview Resource Center in an effort to address homelessness.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City's Community Redevelopment Agency (CRA) encourages the private sector in their effort to secure additional public and private funds for affordable housing, community and economic development. No CDBG funds are allocated to provide homeless with affordable housing; however, Applicants for these programs are also advised of the rehabilitation services of the Okaloosa County Development Corporation, which also provides housing and rehabilitation services through the State Housing Initiative Partnership (SHIP) program and the HOME Investment Partnership Program. The City has also implemented a SHIP program which is projected to assist in rehabilitation of residential properties that are affordable, for very low and low income persons and families.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The city is is constantly monitoring regulatory and policy documents and process regarding development. These actions are not funded through the CDBG program, but are being reviewed to address barriers to affordable housing and determine methods that can be implemented to further incentivise affordable housing development.

Discussion:

The City is consistently monitoring current development trends, and City regulations and policies to ensure that barriers to affordable housing are not created. Additionally, the City continues to monitor additional methods and opportunities to incentivize development of affordable housing, or otherwise make available more affordable housing stock.

AP-85 Other Actions – 91.220(k)

Introduction:

The primary target of activities funded by the CDBG program is improvement of living conditions for low- to moderate-income persons. The activities are focused on assisting persons in the community to obtain and maintain suitable housing and adequate living standards in stable or improving neighborhoods. The activities included in the Consolidated Plan are designed to overcome obstacles and meet the underserved needs of low- and moderate-income persons. Housing program activities for improvement of occupied housing, expansion of decent and attractive affordable housing stocks, and assistance to persons to enable them to live in decent and sustainable housing are direct methods to improve living conditions. Activities that improve infrastructure, improve the quality of life and raise the standard of living for all of the people in the neighborhood served by the infrastructure. Public services and facilities that meet community needs, particularly for the young and the elderly, provide a means by which persons may receive needed services and benefits that will enable them to live decently; and, in the case of children, develop the future capability to provide for themselves.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved housing and community development needs of the City is available funding, which is shrinking each year. Demand for assistance exceeds the supply of available resources. The number of lower income individuals, families, and neighborhoods in need, coupled with the complexity of issues they face is steadily increasing in both scale and cost. The combination of these factors places substantial new burdens on an already strained housing and community development delivery system.

The City plans to undertake activities to address obstacles to meeting underserved needs by funding the non-profit sub-recipient organizations previously identified.

Actions planned to foster and maintain affordable housing

The City will continue to work toward establishing more public-private partnerships intended to increase the opportunity for the development of affordable housing.

Actions planned to reduce lead-based paint hazards

The City's programs continue to include lead-based paint hazard education. The City provides copies of the booklet "Protect Your Family from Lead in Your Home". Each unit that will undergo painting and/or re-roofing will be evaluated for the presence of lead-based paint. If such hazards are determined to exist, the City will hire a certified consultant to remove the paint to the extent possible and repair the surface.

Actions planned to reduce the number of poverty-level families

The City does not plan to undertake specific activities which will reduce the number of poverty level families. However, the City is vigilant regarding the potential for these specific opportunities.

Actions planned to develop institutional structure

The City does not plan to undertake specific activities which will further development of institutional structure. However, the City is vigilant regarding the potential for these specific opportunities.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will continue to pursue relationships with public and private housing and social service agencies, such as the Crestview Housing Authority, the Crestview Housing Development Corporation, Crestview Resource Center, Department of Health, HHA, Crestview Area Shelter for the Homeless and other social service agencies. The City will do so with the intention of identifying organizational needs, and determining what methods and programs can be implemented to assist in reducing such needs.

Discussion:

The City plans to undertake activities to address obstacles to meeting underserved needs by funding the non-profit sub-recipient organizations previously identified.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The City does not collect program income from any current activities/projects. It does not receive proceeds from sectino 108 loan guarantees, surplus funds from urban renewal settlements or income from float-funded activities. The City does not have any urgent need activities.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

The city does not have program income from previous years.

Staff Report

CITY COUNCIL MEETING DATE: June 22, 2026
TYPE OF AGENDA ITEM: Action Item

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Barry Henderson, Development Services Director
DATE:	06/18/2026
SUBJECT:	Acceptance of Bypass Parcel from Okaloosa County

BACKGROUND:

In conjunction with the Southwest Crestview Bypass project, the City and County entered into an agreement to exchange property for the duration of the project to ease construction. Per that agreement, the County has 365 days from the completion of the project to return the properties to the City.

DISCUSSION:

The Southwest Crestview Bypass project is now complete. Typically, staff would prefer to wait until closer to the 365-day mark to receive the properties back from the County, in conjunction with taking over maintenance of Fallen Heroes way. That gives the County time to address any maintenance issues that arise, and gives City staff time to familiarize themselves with maintenance needs.

One specific parcel, which was utilized as a storage and borrow area, is not subject to warranty items/potential concerns. This is shown as Parcel 'E' in the attached agreement. This is also one of the preferred parcels that the federal government is considering for construction of a Child Development Center. To aid in ongoing discussions with Eglin Air Force Base, City staff discussed, and worked out with County staff, the option to return the property to the City sooner than scheduled.

The County, at the 6/16 Board of County Commissioners' meeting, declared the property as surplus and approved a deed for conveyance. The City must now take action to accept the returned property.

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

Quality of Life- these areas focus on the overall experience when provided by the city.
Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

There is no financial impact associated with this agenda item.

RECOMMENDED ACTION

Staff respectfully requests a motion to accept the return of Parcel 'E' in accordance with ILA C21-3024-BCC, and authorize the City Manager and Attorney to execute any documents associated with the transaction.

Attachments

1. ILA C21-3024-BCC
2. Deed

CONTRACT, LEASE, AGREEMENT CONTROL FORM

Date: 12/09/2020

Contract/Lease Control #: C21-3024-BCC

Procurement#: NA

Contract/Lease Type: AGREEMENT

Award To/Lessee: CITY OF CRESTVIEW

Owner/Lessor: OKALOOSA COUNTY

Effective Date: 11/17/2020

Expiration Date: UPON COMPLETION OF PROJECT

Description of: INTERLOCAL AGREEMENT/SW CRESTVIEW BYPASS PROJECT

Department: PW

Department Monitor: AUTREY

Monitor's Telephone #: 850-689-5772

Monitor's FAX # or E-mail: JAUTREY@MYOKALOOSA.COM

Closed:

Cc: BCC RECORDS

INTERLOCAL AGREEMENT BETWEEN OKALOOSA COUNTY AND THE CITY OF CRESTVIEW FOR UTILITY RELOCATION, LAND EXCHANGES AND VACATION OF RIGHT-OF-WAY FOR THE SOUTHWEST CRESTVIEW BYPASS (PHASE V AND EAST-WEST CONNECTOR) PROJECT

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into by and between **OKALOOSA COUNTY, FLORIDA**, a political subdivision of the State of Florida (the "County") and the **CITY OF CRESTVIEW**, a municipality organized under the laws of the State of Florida (the "City").

WHEREAS, the County has undertaken a public works project known as the Southwest Crestview Bypass (Phase V and East-West Connector) Road Project which consists of the creation of right-of-way and improvements, which shall connect the new SR 8 (I-10) interchange west of Crestview being constructed by the Florida Department of Transportation to Highway 90 including an east/west component from Antioch Road near Arena Road to Physician's Drive (hereinafter known as "Project"); and

WHEREAS, the Project has been designed, rights-of-way acquired, and the County is in the process of procuring a construction Contractor for the Project; and

WHEREAS, the City has water and sanitary sewer infrastructure within the Project corridor (hereinafter known as "City Utilities") that must be relocated to accommodate construction of the Project; and

WHEREAS, the City has obtained professional services and has prepared utility adjustment plans, specifications, and a cost estimate for the scope of work necessary to relocate City Utilities; and

WHEREAS, the City and the County agree it is in the best interest of City to include the relocation of the City Utilities as a component of the Project; and

WHEREAS, the City and the County understand that including the relocation of City Utilities as a component of the Project will require the component to follow the same terms and conditions of the County's construction contract including contract administration, coordination and construction observation by Construction Engineering and Inspections consultant (hereinafter referred as "CEI Services"); and

WHEREAS, the City has furnished the County the engineer's construction estimate of cost to relocate City Utilities of $99,000 including a 10% contingency and City and County agree an initial estimate of $8000 is reasonable for the CEI Services required for the relocation of City Utilities for a total initial estimate of construction cost being $107,000; and

WHEREAS, for purposes of construction of the Southwest Crestview Bypass (Phase V and East-West Connector), it is necessary for the City to convey its fee interest in certain real property to the County, most of which will be transferred back to the City upon completion of the construction; and

WHEREAS, the County has acquired certain real property for purposes of constructing the roadway and necessary infrastructure which shall be transferred to the City for maintenance of the public roadway and infrastructure including the City's utility infrastructure; and

WHEREAS, as part of the constructions and improvements to the roadway and area, a portion of Arena Road, maintained and owned by the City will need to be vacated by the City, in exchange, the City will be provided with another area of roadway for purposes of access to the Project; and

WHEREAS, the City and the County find it in the best interest of the public to memorialize the actions to be taken by both parties related to the Project.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the County and the City do agree as follows:

SECTION 1. AUTHORITY. This Agreement is entered into pursuant to the provisions of Chapter 163.01, Florida Statutes, and other applicable provisions of law.

SECTION 2. RECITALS. The above recitals are true and accurate and are incorporated herein as essential terms of the Agreement.

SECTION 3. PARTIES. The parties to this Agreement are the County and the City. Both parties are units of government in the state of Florida and are not considered a "natural person" or "private entity" as defined by § 73.013, Florida Statutes.

SECTION 4. DETAILS OF THE PROJECT. The Southwest Crestview Bypass (Phase V and East-West Connector) creates a new north-south four lane roadway from a new SR 8 (I-10) interchange west of Crestview to be constructed by the Florida Department of Transportation (FDOT Item No. 4079185) to SR 10 (US Hwy 90) near Enzor Lane and constructs a two lane east-west roadway from Antioch Road near Arena Road to Physician's Drive.

Rights-of-way were identified during the Project design and have since been acquired to accommodate construction of the Project and also to provide room for relocation of existing utilities that are in conflict with the new construction. Additionally, City parcels were identified that are necessary to transfer into the County's possession for purposes of the new construction; the majority of the parcels will revert back to City possession once construction of the Project is complete along with the County's conveyance of additional parcels to the City.

The Southwest Crestview Bypass (Phase V), as an extension of the PJ Adams Parkway component of the Southwest Crestview Bypass will be a county road and as such, the County has full authority and responsibility to undertake and manage the Project including entering into construction contract that contains as a component the relocation of City Utilities. The East-West Connector will be a city roadway once Construction is completed.

SECTION 5. PARTY RESPONSIBILITIES.

Part I – Utility Relocation

A. COUNTY - The County will include the general scope of City Utility relocation work in the Project construction solicitation and contract and obtain pricing from the general contractor awarded the Project. The County will provide CEI Services via a consultant to provide general contract administration, inspection and compliance. The County's CEI consultant, as a representative and on behalf of the County, will schedule and conduct meetings with contractors and other stakeholders and will coordinate resolution of field conflicts. The County will coordinate with the City any contract change orders associated with the costs to relocate City Utilities.

B. CITY – The City is responsible for all design associated with relocation of City Utilities including any design costs required during construction due to conflicts with others. The City agrees to provide responsible personnel including, but not limited to, design professionals to coordinate resolution of conflicts that may arise during the relocation of City Utilities. The City will conduct

inspections independent of any performed by the CEI and will be responsible for all permits including payment and any certifications that may be needed to place the completed utility work into operation.

C. The City shall fund the full cost for the relocation of City Utilities including the City's share of CEI costs, unless the County is able to receive Triumph funding for any of the costs of relocation of the City Utilities. If the County is able to receive Triumph funding for any of the costs of relocation of the City Utilities, the County shall notify the City and deduct such costs before requesting payment from the City. Upon notice there is a Notice to Proceed for construction, the City shall, within ten (10) business days' of receipt of said notice, deposit with the County the estimated total construction cost associated with relocation of City Utilities in the sum of $107,000. The County will provide an accounting of all costs paid that are associated with relocation of City Utilities and shall provide copies of said invoices to City upon request. If it becomes apparent that the construction or CEI costs associated with relocation of City Utilities will exceed the initial estimate, the County Engineer and the City's Public Services Director shall meet and decide the appropriate additional sum that should be deposited by the City to the County. The City shall deposit such amount determined within fifteen (15) business days' of that determination.

D. Should the City require additional information or documentation concerning the work, then the City shall make that request to the County, who shall coordinate the production of that information from the respective contractor or consultant. If the County is unable to procure the records requested by the City, then this shall not be deemed a breach of this Agreement by the County.

E. If the City Utilities portion of the Project is completed and the County is holding excess funds, which the City has provided to the County, then the County shall return these excess funds to the City within forty-five (45) days of the final completion of the City Utilities portion of the Project.

Part II – Property Conveyance

A. For purposes of construction of the Project, City shall convey in fee simple to the County, in accordance with § 125.38, Florida Statutes, the parcels commonly known as Parcels141, 143, 144A, 144B, 150, A, E, and G, legal descriptions of the parcels are attached as Attachment "A". For informational purposes, graphics of the parcels are attached as Attachment "G".

B. Within 30 days of execution of this Agreement, the City shall execute a deed, a copy of which is attached hereto as Attachment "B".

C. The County shall be responsible for recording the City's deed in the official records of Okaloosa County once it is fully executed. The deed shall be exempt from Excise Tax on documents (doc. Stamps) pursuant to §§ 201.01 and 201.24, Florida Statutes.

D. In consideration of the conveyance, the City and County agree to a nominal amount of ten dollars ($10.00).

E. After construction of the Project is complete, the County shall within 365 days of completion of the Project, convey to the City, in accordance with § 125.38, Florida Statutes and Section 18-5(4), Chapter 18 Okaloosa County Code Of Ordinances, the parcels commonly known as Parcels 109A, 141, 142, 143, 144A, 144B, 149, 150, 151, 152, D, E, and J, legal descriptions of the parcels are attached as Attachment "C". For informational purposes, graphics of the parcels are attached as Attachment "G".

F. For purposes of compliance with §125.38, Florida Statutes and Section 18-5(4), Chapter 18, Okaloosa County Code of Ordinances, upon full execution, this Interlocal Agreement shall be considered the application for conveyance of the Property.

G. Within 365 days of final completion of the Project, the County shall adopt the Resolution in accordance with § 125.38, Florida Statutes and Section 18-5(4), Chapter 18, Okaloosa County Code of Ordinances, and shall execute a deed, a copy of which is attached hereto as Attachment "D".

H. The County shall be responsible for recording the County's deed in the official records of Okaloosa County once it is fully executed. The deed shall be exempt from Excise Tax on documents (doc. Stamps) pursuant to §§ 201.01 and 201.24, Florida Statutes.

I. In consideration of the conveyance the County and City agree to a nominal amount of ten dollars ($10.00).

Part III – City Right-of-Way Vacation

A. The City shall vacate in accordance with Florida Statutes, and the purchase agreement for Parcel 109 dated October 20, 2020 between E & A Holdings III, LLC, Okaloosa County and Crestview, Florida, the Right-of-way area known as Parcel 109B, which is commonly referred to as a portion of Arena Road. Attached as Attachment "E" is the legal description and map of Parcel 109B.

B. The City shall be responsible for all costs associated with vacation of the right-of-way including notices as required by Crestview Code of Ordinances section 102-62(e), advertisement costs, and any recording costs.

C. The City shall ensure that as part of the vacation, all interest in the vacated right-of-way is transferred as part of the Resolution recorded in the official records to E & A Holdings, III, the adjacent Property Owner.

D. In exchange for the City's vacation, at the end of Construction the County shall convey, pursuant to the deed set forth in Part II, B above, to the City a new access road to Arena Road identified in Attachment "F" attached hereto. The County shall provide a left-in, left-out, right-in, right-out median opening on Phase V that provides southbound and northbound access to the new access road as part of construction of the Project and once conveyed, the area shall be part of the City's road system.

SECTION 6. TERM. This Agreement shall take effect on the last date of adoption by both the respective governing bodies and shall expire upon completion of all actions necessary to complete the requirements under Section 5 Parts 1, 2 and 3.

SECTION 7. RECORDS AND REPORTING.

A. The parties agree to maintain books, records, documents and other evidence according to generally accepted governmental accounting principles, procedures

and practices which sufficiently and properly reflect the receipt, processing and payment of amounts in connection with the City Utilities relocation or otherwise paid or to be paid and all documentation related to the land exchanges and vacations of roadway.

B. Neither the City nor the County shall assume any responsibility for the other entity's failure to respond, timely, or at all, to a public records request. A request upon one entity, shall not be deemed to be a request on the other entity.

C. The parties must comply with the public records laws, Chapter 119, F.S., specifically the parties must:

1) Keep and maintain public records required by the City/County to perform the service.
2) Upon request from the City/County's custodian of public records, provide the City/County with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in chapter 119 Florida Statutes or as otherwise provided by law.
3) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the City/County does not transfer the records to the City/County.
4) Upon completion of the contract, transfer, at no cost, to the City/County all public records in possession of the City/County or keep and maintain public records required by the City/County to perform the service. If the City/County transfers all public records to the public agency upon completion of the contract, the City/County shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the City/County keeps and maintains public records upon completion of the contract, the City/County shall meet all applicable

requirements for retaining the public records. All records stored electronically must be provided to the public agency, upon the request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

IF THE CITY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CITY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT OKALOOSA COUNTY RISK MANAGEMENT DEPARTMENT, 5479 OLD BETHEL ROAD, CRESTVIEW, FL 32536 PHONE: (850) 689-5977 riskinfo@myokaloosa.com.

IF THE COUNTY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE COUNTY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT CRESTVIEW CITY CLERK, 198 N. WILSON STREET, CRESTVIEW, FL 32536 PHONE: (850) 682-1560 cityclerk@cityofcrestview.org.

SECTION 8. REPRESENTATIONS AND WARRANTIES. Each party hereby represent and warrant to the other that it has all requisite power, authority, and authorization to enter into this Agreement, has taken all necessary actions required to enter into this Agreement, and to fulfill any and all of its obligations, duties, and responsibilities provided for or required of it by this Agreement, whether exercised individually or collectively.

SECTION 9. AMENDMENTS. With the exception of additional deposit amount made pursuant to Section 5 (C), neither this Agreement nor any portion of it may be modified or waived orally. The provisions hereof may be amended or waived only pursuant to an instrument in writing,

approved by the City Council and the Board of County Commissioners, and jointly executed by the parties hereto. This Agreement shall be enforced and be binding upon, and inure to the benefits of, the parties hereto and their respective survivors and assigns, if any. This Agreement shall not be assigned without the permission of all parties to the agreement.

SECTION 10. DISPUTE RESOLUTION. The parties shall attempt to resolve any dispute that arise under this Agreement in good faith by participating in mediation. This mediation shall be in lieu of the requirements of the "Florida Governmental Conflict Resolution Act." The mediator shall be mutually agreed upon by the parties and the cost of mediation shall be borne equally between the parties. In the event the matter is not resolved through the mediation process, each party shall be free to pursue any of its available remedies.

SECTION 11. JURY TRIAL WAIVER. IN THE EVENT THAT LITIGATION IS FILED BY ANY PARTY TO ENFORCE ANY TERMS OF THIS AGREEMENT, THEN ALL PARTIES AGREE THAT THEY HEREBY WAIVE ANY RIGHT TO A JURY TRIAL ON ANY ISSUES ARISING OUT OF THIS AGREEMENT.

SECTION 12. SEVERABILITY. If any one or more of the provisions of this Agreement shall be held contrary to any express provision of law or contrary to any policy of express law, then the remainder of this Agreement shall remain in full force and effect.

SECTION 13. GOVERNING LAW AND VENUE. The validity, construction and performance of this Agreement shall be governed by the laws of the State of Florida. Venue for any action arising out of this Agreement shall be in the state courts of Okaloosa County, Florida.

SECTION 14. NOTICE. If written notice to a party is required under this Agreement, such notice shall be given by hand delivery, recognized overnight delivery service, or by first class mail, registered and return receipt requested.

(Remainder of Page Intentionally Left Blank)

As to the County as follows:

County Administrator
Okaloosa County
1250 Eglin Pkwy N
Suite 102
Shalimar, FL 32579

As to the City as follows:

City Manager
City of Crestview
198 North Wilson Street
Crestview, FL 32536

SECTION 15. NO MEMBER LIABILITY. Neither the members of the governing body of the County, the City, nor anyone executing this Agreement, shall be liable personally or shall be subject to any accountability for reason of the execution by the County, the City or any executing authority of the County or the City for any act pertaining thereto.

SECTION 16. SOVEREIGN IMMUNITY. The parties further agree that nothing contained herein is intended to, nor shall be construed as, a waiver of the County or City's rights and immunities under the common law or section 768.28, Florida Statutes, as amended from time to time.

SECTION 17. INSURANCE, LIABILITY AND INDEMNIFICATION.

A. Each party agrees to be fully responsible for all claims, liabilities, damages, costs, actions, suits, or proceedings at law or in equity which may occur as a result of the wrongful or negligent acts of their respective officers, employees, representatives, and agents.

B. Any contractor or consultant engaged by the County for work on the PROJECT shall be required to protect, defend, indemnify, and hold both the City and County harmless from all claims, demands, causes of action, or liability resulting from injury to or death of persons or damage to or loss of property sustained as a

consequence of the PROJECT and arising from said contractor's operations or as a proximate result of the acts or omissions of the contractor or their employees.

SECTION 18. CONSTRUCTION. The parties have participated jointly in the negotiation and drafting of this Agreement. In the event an ambiguity or question of intent or interpretation arises, this Agreement shall be construed as if drafted jointly by the parties and no presumption or burden of proof shall arise favoring or disfavoring any party by virtue of the authorship of any of the provisions of this Agreement.

SECTION 19. FILING. The County and the City are hereby authorized and directed after approval, to file this Agreement with the Clerk of the Circuit Court of Okaloosa County, Florida, for recording in the public records of Okaloosa County, Florida as provided in Section 163.01 (11), Florida Statutes.

SECTION 20. WAIVER. No waiver of any provision hereof shall be effective unless made in writing and signed by the waiving party. The failure of any party to require the performance of any term or obligation of this Agreement, or the waiver by any party of any breach of this Agreement, shall not prevent any subsequent enforcement of such term or obligation or be deemed a waiver of any subsequent breach.

IN WITNESS WHEREOF, the parties hereto, by and through the undersigned, have entered into this Interlocal Agreement on the date and year last written below.

OKALOOSA COUNTY, FLORIDA

By: _____ SEAL

Robert A. "Trey" Goodwin, III

Chairman

Date: November 17, 2020

ATTEST:

_____

J.D. Peacock II, Clerk

APPROVED AS TO FORM:

_____

Lynn M. Hoshihara, County Attorney

CITY OF CRESTVIEW, FLORIDA

By: _____
JB Whitten, Mayor

Date: 11-10-2020

APPROVED AS TO FORM:

_____
Jonathon Holloway, City Attorney

ATTEST:

_____
Elizabeth M. Roy, City Clerk

Attachment “A”

Legal Descriptions of Parcels to Be Conveyed by the City

Parcel	141
County	Okaloosa

A parcel of land being in Section 30, Township 3 North, Range 23 West, Okaloosa County, Florida, described as follows: Commence at a 4 inch by 4 inch concrete monument marking the northwest corner of said Section 30; thence South 02°24'03" West 1,256.01 feet along the west line of said Section 30 to a point on the centerline of construction as shown on the Right of Way Map of proposed Crestview Bypass attached hereto and made a part hereof, also being the POINT OF BEGINNING thence departing said centerline of construction, run South 02°24'03" West 69.42 feet along the west line of said Section 30, to the north line of that certain parcel of land described in Official Records Book 2851, Page 1576, of the Public Records of Okaloosa County, Florida; Thence South 89°00'50" East 1315.58 feet to the west line of that certain parcel of land as described in Official Records Book 2858, Page 2575 of said Public Records; thence North 02°19'17" East 32.87 feet, along said west property line to the south line of that certain parcel of land as described in Official Records Book 2497, Page 3955, of the Public Records of said Public Records; thence departing said west line run North 89°00'50" West 1,282.61 feet, along said south property line to the west line of said parcel; thence North 02°24'03" East 35.27 feet to the centerline of construction of said proposed Crestview Bypass; thence departing said centerline of construction, continue North 02°24'03" East 87.00 feet, along said west property line; to a point on a non-tangent curve to the right (concave northerly); thence run westerly along said curve, having a radius of 1,822.86 feet, for an arc distance of 32.91 feet, through a central angle of 01°02'04", chord bearing and distance, North 86°44'52" West 32.91 feet to end of curve and the west line of said Section 30; thence South 02°24'03" West 87.02 feet along said west line to the POINT OF BEGINNING;

Containing 1.085 acres (47,273 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES

Ronald S Gibson
2020.06.04
07:18:03-05'00'

RONALD S. GIBSON DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5308
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Parcel	143
County	Okaloosa

A parcel of land being in Section 30, Township 3 North, Range 23 West, Okaloosa County, Florida, described as follows: Commence at a 4 inch by 4 inch concrete monument marking the northwest corner said Section 30; thence South 02°24'03" West 1,256.01 feet along the west line said Section 30 to a point on the centerline of construction as shown on the Right of Way Map of proposed Crestview Bypass attached hereto and made a part hereof; thence departing said centerline of construction, run South 02°24'03" West 69.42 feet along the west line of said Section 30, to the north line of that certain parcel of land as described in Official Records Book 2851, Page 1576 of the Public Records of Okaloosa County, Florida, and the POINT OF BEGINNING; thence departing said north property line, run South 02°24'03" West 10.60 feet along said west section line to a point on a non-tangent curve to the left (concave northerly); thence run easterly along said curve, having a radius of 1,989.86 feet, for an arc distance of 94.42 feet, through a central angle of 02°43'07", chord bearing and distance, South 87°42'17" East 94.41 feet to end of curve; thence South 89°03'50" East 1,009.29 feet, to a point on a tangent curve to the right (concave southerly); thence easterly along said curve, having a radius of 5,649.58 feet, for an arc distance of 211.84 feet, through a central angle of 02°08'54", chord bearing and distance of South 87°59'23" East 211.83 feet to the east line of the of the West ½ of the Northwest ¼ of said Section 30, and end of curve; thence North 02°19'17" East 5.00 feet, along said east line, to a point on a non-tangent curve to the right (concave southerly); thence departing said east line, run easterly along said curve, having a radius of 5,654.58 feet, for an arc distance of 780.42 feet, through a central angle of 07°54'28", chord bearing and distance of South 82°57'45" East 779.80 feet to a point of reverse curve of a curve to the left (concave northeasterly); thence run easterly along said curve having a radius of 5,804.58 feet, for an arc distance of 541.44 feet, through a central angle of 05°20'40", chord bearing and distance of South 81°40'51" East 541.25 feet to the west line of that certain parcel of land as described in Official Records Book 2858, Page 2575 of said Public Records and the end of curve; thence North 02°14'31" East 75.13 feet to the centerline of construction of said proposed Crestview Bypass; thence departing said centerline of construction, continue North 02°14'31" East 86.86 feet along said west property line to a 5/8" iron rod and cap (stamped "LB 5024 SEGPA") marking the southeast corner of Northeast ¼ of the Northwest ¼ of said Section 30 and the south line of that certain parcel of land as described in Official Records Book 2858, Page 2575 of said Public Records; thence North 89°00'50" West 1,315.58 feet along said south property line to the east line of the of the West ½ of the Northwest ¼ of said Section 30; thence North 89°00'50" West 1,315.58 feet along the north of that certain parcel of land as described in Official Records Book 2851, Page 1576 of said Public Records to the POINT OF BEGINNING;

Containing 2.765 acres (120,448 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES

Ronald S Gibson
2020.05.31
19:50:36-05'00'

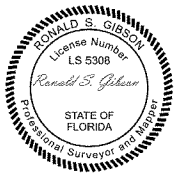
RONALD S. GIBSON DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5308
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Parcel	144A
County	Okaloosa

A parcel of land being in Section 30, Township 3 North, Range 23 West, Okaloosa County, Florida, described as follows: Commence at a 4 inch by 4 inch concrete monument marking the northwest corner said Section 30; thence South 02°24'03" West 1,256.01 feet along the west line said Section 30 to a point on the centerline of construction as shown on the Right of Way Map of proposed Crestview Bypass attached hereto and made a part hereof; being a non-tangent curve to the left (concave northerly); thence run easterly along said centerline of construction and said curve, having a radius of 1,909.86 feet, for an arc distance of 92.37 feet, through a central angle of 02°46'16", chord bearing and distance, South 87°40'42" East 92.36 feet, to end of curve; thence South 89°03'50" East 1,009.29 feet along said centerline of construction, to a point on a tangent curve to right (concave southerly); thence run easterly along said centerline of construction and curve having a radius of 5,729.58 feet, for an arc distance of 213.78 feet, through a central angle of 02°08'16", chord bearing and distance, South 87°59'42" East 213.76 feet, to end of curve and the west line of that certain parcel of land, as described in Official Records Book 2858, Page 2575, of the Public Records of Okaloosa County, Florida, and the POINT OF BEGINNING; thence departing said centerline of construction, run South 02°19'17" West 64.34 feet, along said west property line, to the north line of that certain parcel of land as described in Official Records Book 2851, Page 1576, of said Public Records; thence departing said west property line run South 89°00'50" East 1295.56 feet along said north property line to a point on a non-tangent curve to the right (concave northeasterly); thence departing said north property line, run westerly along said curve having a radius of 5644.58 feet, for an arc distance of 496.95 feet, through a central angle 05°02'40", chord bearing and distance of North 81°31'51" West 496.79 feet to a point of reverse curve to the left; thence northwesterly along said curve having a radius of 5814.58 feet, for an arc distance of 804.63 feet. Through a central angle of 07°55'43", chord bearing and distance of North 82°58'22" West 803.99 feet to the west line of that certain parcel of land as described in Official Records Book 2858, Page 2575 of said Public Records and the end of curve; thence South 02°19'17" West 85.01 feet, along said west property line to the POINT OF BEGINNING;

Containing 2.465 acres (107,394 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES



Ronald S Gibson
2020.05.31
19:51:17-05'00'

RONALD S. GIBSON DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5308
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Parcel	144B
County	Okaloosa

A parcel of land being in Section 30, Township 3 North, Range 23 West, Okaloosa County, Florida, described as follows: Commence at a 4 inch by 4 inch concrete monument marking the northwest corner said Section 30; thence South 02°24'03" West 1,256.01 feet along the west line said Section 30 to a point on the centerline of construction as shown on the Right of Way Map of proposed Crestview Bypass attached hereto and made a part hereof; being a non-tangent curve to the left (concave northerly); thence run easterly along said centerline of construction and said curve, having a radius of 1,909.86 feet, for an arc distance of 92.37 feet, through a central angle of 02°46'16", chord bearing and distance, South 87°40'42" East 92.36 feet, to end of curve; thence South 89°03'50" East 1,009.29 feet along said centerline of construction, to a point on a tangent curve to right (concave southerly); thence run easterly along said centerline of construction and curve having a radius of 5,729.58 feet, for an arc distance of 1,005.54 feet, through a central angle of 10°03'20", chord bearing and distance, South 84°02'11" East 1004.25 feet, to a point of reverse curve to the left (concave northeasterly); thence easterly along said centerline of construction and said curve having a radius 5,729.58 feet, for an arc distance of 529.99 feet, through a central angle of 05°18'00", chord bearing and distance of South 81°39'31" East 529.80 feet, to the west line of that certain parcel of land as described in Official Records Book 2858, page 2775, of the Public Records of Okaloosa County, Florida, and the POINT OF BEGINNING; thence departing said centerline of construction, run South 02°14'31" West 75.13 feet, along said west property line, to a point on a non-tangent curve to the left (concave northerly); thence departing said west property line, run easterly along said curve, having a radius of 5,804.58 feet, for an arc distance of 252.64 feet, through a central angle of 02°29'38", chord bearing and distance of South 85°36'00" East 252.62 feet; thence South 00°00'00" East 297.30 feet; thence South 89°30'55" East 521.88 feet; thence North 52°11'25" East 188.79 feet; thence North 25°38'59" West 219.52 feet to a point on a non-tangent curve to the left (concave northerly); thence run easterly along said curve, having a radius of 5,789.58 feet, for an arc distance of 488.36 feet, through a central angle of 04°49'59", chord bearing and distance of North 85°02'32" East 488.22 feet to the west line of that certain parcel of land as described in Official Records Book 3202, Page 2846 of said Public Records; thence North 02°20'25" East 60.88 feet, along said west property line, to the centerline of construction of said proposed Crestview Bypass; thence departing said centerline of construction, continue North 02°20'25" East 43.83 feet, to an iron rod and cap (stamped LB 5024 SEGPA") marking the southwest corner of the Northeast ¼ of the Northeast ¼ of said Section 30, and the north line of that certain parcel of land as described in Official Records Book 2858, Page 2575, of said Public Records; thence departing said west property line run North 89°01'00" West 1,312.40 feet along said north property line to a point on an iron rod and cap (stamped "LB 5024 SEGPA") marking the southeast corner of the Northeast ¼ of the Northwest ¼ of said Section 30, and the west line of that certain parcel of land as described in Official Records Book 2858, page 2775, of said Public Records; thence South

02°14’31” West 86.86 feet along said west property line, to the POINT OF BEGINNING;

Containing 8.977 acres (391,055 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES

Ronald S Gibson
2020.06.04
07:13:27-05'00'

RONALD S. GIBSON DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5308
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Parcel	150
County	Okaloosa

A parcel of land being in Section 29, Township 3 North, Range 23 West, Okaloosa County, Florida, described as follows: Commence at a ½ inch iron rod and cap (stamped "4418 PS&M") marking the southwest corner of the plat of Crescent Park Phase Three as recorded in Plat Book 20, Page 10 of the Public Records of Okaloosa County, Florida; thence North 02°18'30" East 33.33 feet along the west line of said Crescent Park Phase Three to a point on the centerline of construction as shown on the Right of Way Map of proposed Crestview Bypass attached hereto and made a part hereof; thence departing said centerline of construction continue North 02°18'30" East 13.83 feet along said west plat line to the south line of that certain parcel of land as described in Official Records Book 2993, Page 1856 of said Public Records and the POINT OF BEGINNING; thence departing said west plat line run North 87°17'07" West 100.00 feet, along said south property line to the west line of said parcel of land; thence North 02°18'30" East 106.08 feet along said west property line to the north line of said parcel of land; thence South 87°17'07" East 100.00 feet, along said north property line to the west line of said plat of Crescent Park Phase Three; thence South 02°18'30" West 106.08 feet along said west plat line to the POINT OF BEGINNING;

Containing 0.244 acres (10,608 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES

Eric B Stuart
2020.08.07
11:46:10-05'00'

ERIC B. STUART DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 6707
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Parcel	A
County	Okaloosa

A parcel of land being in Sections 25 and 26, Township 3 North, Range 24 West, Okaloosa County, Florida, described as follows: BEGINNING at a 3 inch by 3 inch lite wood stake marking the southwest corner of said Section 25; thence South 87°51'50" East 1,306.64 feet along the south line of said Section 25, to a 3/4 inch iron pipe, marking the southeast corner of the Southwest ¼ of the Southwest ¼ of said Section 25; thence South 88°20'36" East 1301.25 feet along said south line of Section 25 to 5/8 inch iron rod marking the southeast corner of the Southwest ¼ of said Section 25; thence North 02°12'28" East 264.21 feet along the east line of the Southwest ¼ of said Section 25; thence departing said east line, run North 72°33'54" West 426.11 feet to a tangent curve to the left (concave southerly); thence run westerly along said curve, having a radius of 1522.00 feet, for an arc distance of 743.99 feet, through a central angle 28°00'28", chord bearing and distance: North 86°34'08" West 736.61 feet, to end of curve; thence South 79°25'38" West 58.00 feet; thence North 10°34'22" West 19.14 feet; thence North 02°28'23" East 127.65 feet; thence North 18°07'54" East 139.11 feet; thence North 09°27'25" East 111.70 feet; thence North 01°57'30" West 46.56 feet; thence North 23°46'38" West 163.40 feet; thence North 72°40'45" West 35.29 feet to a point on a non-tangent curve to the right (concave southeasterly); thence run northeasterly along said curve having a radius of 995.92 feet, for an arc distance of 605.56 feet, through a central angle of 34°50'17", chord bearing and distance: North 26°23'04" East 596.27 feet, to end of curve; thence South 80°09'14" East 139.24 feet; thence South 62°33'30" East 189.46 feet; thence North 69°08'54" East 63.60 feet; thence North 26°08'20" East 97.73 feet; thence North 18°02'44" West 158.07 feet; thence North 00°43'06" West 180.52 feet; thence North 50°20'12" East 1,135.11 feet to the north line of the South ½ of said Section 25; thence North 87°50'51" West 194.98 feet along said north line to the centerline of construction as shown on the Right of Way Map of proposed Crestview Bypass attached hereto and made a part hereof; thence departing said centerline of construction, run North 87°50'51" West 169.33 feet continuing along said north line, to the existing westerly right of way line of Arena Road; thence South 50°17'40" West 120.12 feet, along said westerly right of way line; thence South 50°16'25" West 1,043.31 feet, along said right of way line to a point on a tangent curve to the left (concave southeasterly); thence run southwesterly along said right of way line and said curve, having a radius of 2,370.79 feet, for an arc distance of 394.23 feet, through a central angle of 09°31'39", chord bearing and distance: South 45°30'36" West 393.77 feet, to end of curve; thence South 40°15'13" West 316.67 feet along said westerly right of way line, to the north line of the Southwest ¼ of the Southwest ¼ of said Section 25; departing said right of way line, run South 87°58'30" East 42.01 feet along said north line, to the existing easterly right of way line of said Arena Road; thence North 40°15'13" East 290.40 feet to the east line of the Northwest ¼ of the Southwest ¼ of said Section 25; thence South 02°02'40" West 228.12 feet to the to the north line of the Southwest ¼ of the Southwest ¼ of said Section 25; thence North 87°58'30" West 178.93 feet along said north line, to point on a non-tangent curve to left (concave easterly); thence departing said north

line, run southerly along said curve having a radius of 1,288.92 feet, for an arc distance of 745.82 feet, through a central angle of 33°09'13", chord bearing and distance: South 06°00'15" West 735.46 feet, to end of curve; thence South 10°34'22" East 259.03 feet; thence South 79°25'38" West 19.96 feet to a tangent curve to the left (concave southeasterly); thence run southwesterly along said curve, having a radius of 2,381.83 feet, for an arc distance of 415.71 feet, through a central angle of 10°00'00", chord bearing and distance: South 74°25'38" West 415.18 feet, to end of curve; thence South 69°25'38" West 71.23 feet to a tangent curve to the right (concave northwesterly); thence run southwesterly along said curve, having a radius of 1819.86 feet, for an arc distance of 484.67 feet, through a central angle of 15°15'33", chord bearing and distance: South 77°03'25" West 483.24 feet, to end of curve; thence North 17°24'55" East 176.01 feet; thence North 07°42'20" West 151.06 feet; thence North 80°46'45" West 165.44 feet to a point on the existing easterly right of way line of said Arena Road, being a non-tangent curve to the left (concave southeasterly); thence run southwesterly along said right of way line and said curve, having a radius of 1,031.83 feet, for an arc distance of 18.30 feet, through a central angle of 01°00'58", chord bearing and distance: South 27°27'17" West 18.30 feet, to end of curve; thence South 26°56'48" West 83.30 feet along said easterly right of way line to the west line of said Section 25; thence departing said easterly right of way line, run South 27°59'11" West 201.70 feet to a tangent curve to the right (concave northwesterly); thence run southwesterly along said curve, having a radius of 280.00 feet, for an arc distance of 157.82 feet, through a central angle of 32°17'40", chord bearing and distance: South 46°25'46" West 155.74 feet to the south line of said Section 26 (also being the north of said Section 35)(also being the north right of way line of Arena Road); thence North 87°47'20" West 1,231.86 feet along said south line to the easterly right of way line of County Road 4 (Antioch Road) (100 foot right of way); thence South 18°36'13" East 63.37 feet along said easterly right of way line to the southerly right of way line of Arena Road, as being described in Official Records Book 3023, Page 2485, of the Public Records of Okaloosa County, Florida; thence North 57°16'24" East 34.79 feet along said right of way line; thence South 88°12'57" East 344.54 feet; thence South 87°48'03" East 286.78 feet; thence South 87°38'00" East 296.36 feet; thence South 88°57'31" East 143.55 feet to tangent curve to the left (concave northwesterly); thence run northeasterly along said right of way line and said curve, having a radius of 250.00 feet, for an arc distance of 128.02 feet, through a central angle of 29°20'20", chord bearing and distance: North 76°22'19" East 126.62 feet to the north line of said Section 35 and end of curve; thence South 87°47'20" East 185.21 feet, along said north line, to the POINT OF BEGINNING;

Containing 39.802 acres (1,733,784 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES

Ronald S Gibson
2020.06.26
13:15:54-05'00'

RONALD S. GIBSON DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5308
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Parcel	E
County	Okaloosa

A parcel of land being in Section 25, Township 3 North, Range 24 West, Okaloosa County, Florida, described as follows: COMMENCING at a 3 inch by 3 inch lite wood stake marking the southwest corner of said Section 25; thence North 02°00'00" East 293.25 feet along the west line of said Section 25 to a point on the southeasterly right of way line of Arena Road, as shown on the Right of Way Map of proposed Crestview Bypass attached hereto and made a part hereof; thence departing said west section run North 26°56'48" East 83.30 feet, along said southeasterly right of way line, to a tangent curve to the right (concave southeasterly); thence run northeasterly, along said right of way line and said curve, having a radius of 1031.83 feet, for an arc distance of 18.30 feet, through a central angle of 01°00'58", chord bearing and distance: North 27°27'17" East 18.30 feet, to a point on a tangent curve to the right (concave southeasterly), and POINT OF BEGINNING; thence run northeasterly along said right of way line and said curve, having a radius of 1,031.83 feet, for an arc distance of 652.98 feet, through a central angle of 36°15'32", chord bearing: North 46°05'31" East 642.14 feet, to end of curve; thence North 64°13'18" East 240.04 feet along said right of way line to a tangent curve to the left (concave northwesterly); thence northeasterly along said right of way line and said curve, having a radius of 1,324.55 feet, for an arc distance of 558.99 feet, through a central angle of 24°10'48", chord bearing and distance: North 52°07'52" East 554.85 feet to end of curve and the north line of the Southwest ¼ of the Southwest ¼ of said Section 25; thence departing said right of way line, run South 87°58'30" East 0.69 feet along said north line to a point on a non-tangent curve to the left (concave easterly); thence departing said north line, run southerly along said curve, having a radius of 1,288.92 feet, for an arc distance of 745.82 feet, through a central angle of 33°09'13", chord bearing and distance: South 06°00'15" West 735.46 feet to end of curve; thence South 10°34'22" East 259.03 feet; thence South 79°25'38" West 19.96 feet to a tangent curve to left (concave southeasterly); thence run southwesterly along said curve, having a radius of 2,381.83 feet, for an arc distance of 415.71 feet, through a central angle of 10°00'00", chord bearing and distance: South 74°25'38" West 415.18 feet, to end of curve; thence South 69°25'38" West 71.23 feet to a tangent curve to the right (concave northerly); thence run southwesterly along said curve, having a radius of 1,819.86 feet, for an arc distance of 484.67 feet, through a central angle of 15°15'33", chord bearing and distance: South 77°03'25" West 483.24 feet, to end of curve; thence North 17°24'55" East 176.01 feet; thence North 07°42'20" West 151.06 feet; thence North 80°46'45" West 165.44 feet to the POINT OF BEGINNING;

Containing 15.636 acres (681,109 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES

Ronald S Gibson
2020.06.26
14:52:07-05'00'

RONALD S. GIBSON DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5308
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Parcel	G (Parcel 107)
County	Okaloosa

A parcel of land being in Section 25, Township 3 North, Range 24 West, Okaloosa County, Florida, described as follows: Commence at a 5/8" iron rod and cap (stamped "PSM 4450") marking the northwest corner of the Northeast Quarter of said Section 25; thence South 02°12'28" West 2,614.07 feet along the west line of the Northeast Quarter of said Section 25 to the centerline of construction as shown on the Right of Way Map of proposed Crestview Bypass attached hereto and made a part hereof; thence departing said centerline of construction, continue South 02°12'28" West 23.72 feet along said west line to a 5/8" iron rod and cap (stamped "LB 6550 Curley), marking the southwest corner of the Northeast ¼ of said Section 25, and the POINT OF BEGINNING; thence South 87°50'51" East 183.48 feet along the south of the Northeast ¼ of said Section 25; thence departing said south line run North 50°20'12" East 634.64 feet; thence South 39°39'48" East 95.00 feet; thence North 82°31'30" East 284.51 feet; thence North 14°52'18" East 29.56 feet; thence North 40°20'12" East 114.57 feet; thence South 46°53'40" East 261.17 feet; thence North 47°38'53" East 513.92 feet; thence North 51°53'02" West 566.81 feet, to a point on a non-tangent curve to left (concave northwesterly); thence run northeasterly along said curve, having a radius of 1,285.92 feet, for an arc distance of 299.69 feet, through a central angle of 13°21'11", chord bearing and distance: North 19°50'52" East 299.01 feet, to a point on non-tangent curve to the left (concave northwesterly); thence run northeasterly along said curve, having a radius of 2,017.00 feet, for an arc distance of 221.99 feet, through a central angle of 06°18'22", chord bearing and distance: North 34°02'37" East 221.88 feet, to a point on a non-tangent curve to the right (concave southerly); thence run southeasterly along said curve, having a radius of 1,819.86 feet, for an arc distance of 237.65 feet, through a central angle of 07°28'56", chord bearing and distance: South 79°35'11" East 237.48 feet, to end of curve; thence South 75°50'43" East 43.61 feet; thence North 14°09'17" East 10.00 feet; thence South 75°50'43" East 591.26 feet, to a tangent curve to the left (concave northeasterly); thence run southeasterly along said curve, having a radius of 1,989.86 feet, for an arc distance of 364.67 feet, through a central angle of 10°30'01", chord bearing and distance of South 81°05'43" East 364.16 feet, to the east line of said Section 25 and end of curve; thence North 02°24'03" East 80.02 feet to the centerline of construction of proposed East Connector as show on said Right of Way Map; thence departing said centerline of construction, continue North 02°24'03" East 87.02 feet along the east line of said Section 25 to a point on a non-tangent curve to the right (concave northeasterly); thence run northwesterly along said curve, having a radius of 1,822.86 feet, for an arc distance of 330.41 feet, through a central angle of 10°23'07", chord bearing and distance: North 81°02'16" West 329.95 feet, to end of curve; thence North 75°50'43" West 531.26 feet; thence North 14°09'17" East 23.00 feet; thence North 75°50'43" West 103.61 feet, to a tangent curve to the left (concave southwesterly); thence run northwesterly along said curve, having a radius of 2,019.86 feet, for an arc distance of 218.13 feet, through a central angle of 06°11'15", chord bearing and distance: North 78°56'20" West 218.02 feet, to the existing northwesterly right of way line of

Arena Road (city maintained) and the end of curve; thence South 28°13'03" West 108.24 feet along said northwesterly right of way line to a tangent curve to the right (concave northwesterly); thence Southwesterly along said northwesterly right of way line and said curve having a radius of 1,984.00 feet, for an arc distance of 791.18 feet, through a central angle of 22°50'55", chord bearing and distance: South 39°38'30" West 785.95 feet, to end of curve; thence South 51°03'57" West 926.16 feet, along said right of way line; thence South 50°17'40" West 305.92 feet along said right of way line, to the west line of the Northeast Quarter of said Section 25; thence departing said west line continue South 50°17'40" West 263.15 feet, along said right of way line, to the south line the Northwest ¼ of said Section 25; thence departing said right of way line, run South 87°50'51" East 169.33 feet to the centerline of construction of proposed Crestview Bypass; thence departing said centerline of construction, continue South 87°50'51" East 26.49 feet along said south line to the POINT OF BEGINNING;

Containing 21.491 acres (936,136 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES

Ronald S Gibson
2020.04.09
17:42:18-05'00'

RONALD S. GIBSON DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5308
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Attachment “B”

Deed for Conveyance by the City

THIS INSTRUMENT PREPARED BY:
Kerry A. Parsons, Esq.
Nabors, Giblin & Nickerson, P.A.
1500 Mahan Drive, Suite 200
Tallahassee, FL 32308

THIS INSTRUMENT IS EXEMPT FOR DOC. STAMPS AND INTANGIBLE TAXES PURSUANT TO FLORIDA STATUTES SECTIONS 201.01 AND 201.24.

DEED OF CONVEYANCE BY CITY

THIS DEED, made this 10th day of November, 2020 by the City of Crestview, Florida
("Grantor"), and Okaloosa County, Florida ("Grantee").

WITNESSETH that Grantor, for and in consideration of the sum of $10.00 to it in hand paid by Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its assigns forever, the following described land lying and being in Okaloosa County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED AND MADE A PART HEREOF

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name by its Board of City Commissioners acting by the Chair or Vice Chair of said board, the day and year aforesaid.

(Signatures on Next Page)

By: City of Crestview

Crestview, Florida

By: _____
Mayor

Witness 1

Crista Shepheard
Printed Name: Crista Shepheard

Witness 2
Elizabeth M Roy
Printed Name Elizabeth M Roy

STATE OF FLORIDA
COUNTY OF OKALOOSA

The foregoing document was acknowledged before me NO in person or ____electronic notarization, this 7th day of 2020, by Crystal Roy Whitten, on behalf of _____. Who is personally known to me or provided _____ as identification.

Judith A. Torres
Notary
(Seal)

OFFICIAL NOTARY SEAL
Judith A. Torres
Commission No. Gg231608
My Commission Expires
September 14, 2022

Attachment “C”

Legal Description of Parcels to be Conveyed by the County

Parcel	109A
County	Okaloosa

A parcel of land being in Section 25, Township 3 North, Range 24 West, Okaloosa County, Florida, described as follows: Commence at a 5/8" iron rod and cap (stamped "PSM 4450") marking the northwest corner of the Northeast Quarter of said Section 25; thence South 88°08'01" East 1,150.45 feet along the north line of the Northeast Quarter of said Section 25 to the centerline of construction as shown on the Right of Way Map of proposed Crestview Bypass attached hereto and made a part hereof; thence departing said centerline of construction, continue South 88°08'01" East 120.00 feet, along said north line; thence departing said north line, run South 01°55'27" West 69.72 feet to the POINT OF BEGINNING; thence South 88°04'33" East 437.58 feet, to a point on a tangent curve to the right (concave southerly); thence easterly along said curve, having a radius of 440.26 feet, for an arc distance of 155.31 feet, through a central angle of 20°12'46", chord bearing and distance of South 77°58'10" East 154.51 feet, to the existing northwesterly right of way line of Arena Road (city maintained) as shown on said right of way map and end of curve; thence South 28°13'03" West 66.44 feet along said right of way line to a point on a non-tangent curve to the left (concave southerly); thence departing said right of way line, run westerly along said curve, having a radius of 374.26 feet, for an arc distance of 124.99 feet, through a central angle of 19°08'07", chord bearing a distance of North 78°30'29" West 124.41 feet, to end of curve; thence North 88°04'33" West 437.58 feet; thence North 01°55'27" East 66.00 feet to the POINT OF BEGINNING.

Containing 0.875 acres (38,130 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES

Ronald S Gibson
2020.06.17
09:36:20-05'00'

RONALD S. GIBSON DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5308
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Parcel	141
County	Okaloosa

A parcel of land being in Section 30, Township 3 North, Range 23 West, Okaloosa County, Florida, described as follows: Commence at a 4 inch by 4 inch concrete monument marking the northwest corner of said Section 30; thence South 02°24'03" West 1,256.01 feet along the west line of said Section 30 to a point on the centerline of construction as shown on the Right of Way Map of proposed Crestview Bypass attached hereto and made a part hereof, also being the POINT OF BEGINNING thence departing said centerline of construction, run South 02°24'03" West 69.42 feet along the west line of said Section 30, to the north line of that certain parcel of land described in Official Records Book 2851, Page 1576, of the Public Records of Okaloosa County, Florida; Thence South 89°00'50" East 1315.58 feet to the west line of that certain parcel of land as described in Official Records Book 2858, Page 2575 of said Public Records; thence North 02°19'17" East 32.87 feet, along said west property line to the south line of that certain parcel of land as described in Official Records Book 2497, Page 3955, of the Public Records of said Public Records; thence departing said west line run North 89°00'50" West 1,282.61 feet, along said south property line to the west line of said parcel; thence North 02°24'03" East 35.27 feet to the centerline of construction of said proposed Crestview Bypass; thence departing said centerline of construction, continue North 02°24'03" East 87.00 feet, along said west property line; to a point on a non-tangent curve to the right (concave northerly); thence run westerly along said curve, having a radius of 1,822.86 feet, for an arc distance of 32.91 feet, through a central angle of 01°02'04", chord bearing and distance, North 86°44'52" West 32.91 feet to end of curve and the west line of said Section 30; thence South 02°24'03" West 87.02 feet along said west line to the POINT OF BEGINNING;

Containing 1.085 acres (47,273 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES

Ronald S Gibson
2020.06.04
07:18:03-05'00'

RONALD S. GIBSON DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5308
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Parcel	142
County	Okaloosa

A parcel of land being in Section 30, Township 3 North, Range 23 West, Okaloosa County, Florida, described as follows: Commence at a 4 inch by 4 inch concrete monument marking the northwest corner said Section 30; thence South 02°24'03" West 1,256.01 feet along the west line said Section 30 to a point on the centerline of construction as shown on the Right of Way Map of proposed Crestview Bypass attached hereto and made a part hereof; said being on a non-tangent curve to left (concave northerly); thence run easterly along said centerline of construction and said curve, having a radius of 1909.86 feet, for an arc distance of 32.91 feet, through a central angle of 00°59'14", chord bearing and distance, South 86°47'11" East 32.91 feet, to end of curve and the west line of that certain parcel of land as described in Official Records Book 2497, Page 3955, of the Public Records of Okaloosa County, Florida being the POINT OF BEGINNING; thence departing said centerline of construction run North 02°24'03" East 125.00 feet along said west property line to a point on a non-tangent curve to the left (concave northerly); thence departing said property line run easterly along said curve, having a radius of 1784.86 feet, for an arc distance of 56.27 feet, through a central angle of 01°48'22", chord bearing and distance of South 88°09'39" East 56.26 feet to end of curve; thence South 89°03'50" East 1009.29 feet to a point on a tangent curve to the right (concave southerly); thence run easterly along said curve, having a radius of 5854.58 feet, for an arc distance of 216.80 feet, through a central angle of 02°07'18", chord bearing and distance, South 88°00'11" East 216.79 feet to end of curve and the west line of that certain parcel of land as described in Official Records Book 2858, Page 2575, of said Public Records; thence South 02°19'17" West 125.01 feet, along said west property line to the centerline of construction of said Crestview Bypass; thence departing said centerline of construction, continue South 02°19'17" West 31.47 feet along said property line, to the south line of said parcel of land as described Official Records Book 2497, Page 3955 of said Public Records; thence North 89°00'50" West 1282.61 feet to east line of said parcel of land as described in Official Records Book 2497, Page 3955; thence North 02°24'03" East 35.27 feet along said east property line to the POINT OF BEGINNING;

Containing 4.701 acres (204,791 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES

Ronald S Gibson
2020.02.03
08:29:29-06'00'

RONALD S. GIBSON DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5308
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Parcel	143
County	Okaloosa

A parcel of land being in Section 30, Township 3 North, Range 23 West, Okaloosa County, Florida, described as follows: Commence at a 4 inch by 4 inch concrete monument marking the northwest corner said Section 30; thence South 02°24'03" West 1,256.01 feet along the west line said Section 30 to a point on the centerline of construction as shown on the Right of Way Map of proposed Crestview Bypass attached hereto and made a part hereof; thence departing said centerline of construction, run South 02°24'03" West 69.42 feet along the west line of said Section 30, to the north line of that certain parcel of land as described in Official Records Book 2851, Page 1576 of the Public Records of Okaloosa County, Florida, and the POINT OF BEGINNING; thence departing said north property line, run South 02°24'03" West 10.60 feet along said west section line to a point on a non-tangent curve to the left (concave northerly); thence run easterly along said curve, having a radius of 1,989.86 feet, for an arc distance of 94.42 feet, through a central angle of 02°43'07", chord bearing and distance, South 87°42'17" East 94.41 feet to end of curve; thence South 89°03'50" East 1,009.29 feet, to a point on a tangent curve to the right (concave southerly); thence easterly along said curve, having a radius of 5,649.58 feet, for an arc distance of 211.84 feet, through a central angle of 02°08'54", chord bearing and distance of South 87°59'23" East 211.83 feet to the east line of the of the West ½ of the Northwest ¼ of said Section 30, and end of curve; thence North 02°19'17" East 5.00 feet, along said east line, to a point on a non-tangent curve to the right (concave southerly); thence departing said east line, run easterly along said curve, having a radius of 5,654.58 feet, for an arc distance of 780.42 feet, through a central angle of 07°54'28", chord bearing and distance of South 82°57'45" East 779.80 feet to a point of reverse curve of a curve to the left (concave northeasterly); thence run easterly along said curve having a radius of 5,804.58 feet, for an arc distance of 541.44 feet, through a central angle of 05°20'40", chord bearing and distance of South 81°40'51" East 541.25 feet to the west line of that certain parcel of land as described in Official Records Book 2858, Page 2575 of said Public Records and the end of curve; thence North 02°14'31" East 75.13 feet to the centerline of construction of said proposed Crestview Bypass; thence departing said centerline of construction, continue North 02°14'31" East 86.86 feet along said west property line to a 5/8" iron rod and cap (stamped "LB 5024 SEGPA") marking the southeast corner of Northeast ¼ of the Northwest ¼ of said Section 30 and the south line of that certain parcel of land as described in Official Records Book 2858, Page 2575 of said Public Records; thence North 89°00'50" West 1,315.58 feet along said south property line to the east line of the of the West ½ of the Northwest ¼ of said Section 30; thence North 89°00'50" West 1,315.58 feet along the north of that certain parcel of land as described in Official Records Book 2851, Page 1576 of said Public Records to the POINT OF BEGINNING;

Containing 2.765 acres (120,448 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES

Ronald S Gibson
2020.05.31
19:50:36-05'00'

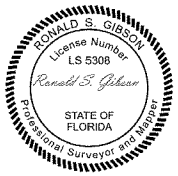
RONALD S. GIBSON DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5308
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Parcel	144A
County	Okaloosa

A parcel of land being in Section 30, Township 3 North, Range 23 West, Okaloosa County, Florida, described as follows: Commence at a 4 inch by 4 inch concrete monument marking the northwest corner said Section 30; thence South 02°24'03" West 1,256.01 feet along the west line said Section 30 to a point on the centerline of construction as shown on the Right of Way Map of proposed Crestview Bypass attached hereto and made a part hereof; being a non-tangent curve to the left (concave northerly); thence run easterly along said centerline of construction and said curve, having a radius of 1,909.86 feet, for an arc distance of 92.37 feet, through a central angle of 02°46'16", chord bearing and distance, South 87°40'42" East 92.36 feet, to end of curve; thence South 89°03'50" East 1,009.29 feet along said centerline of construction, to a point on a tangent curve to right (concave southerly); thence run easterly along said centerline of construction and curve having a radius of 5,729.58 feet, for an arc distance of 213.78 feet, through a central angle of 02°08'16", chord bearing and distance, South 87°59'42" East 213.76 feet, to end of curve and the west line of that certain parcel of land, as described in Official Records Book 2858, Page 2575, of the Public Records of Okaloosa County, Florida, and the POINT OF BEGINNING; thence departing said centerline of construction, run South 02°19'17" West 64.34 feet, along said west property line, to the north line of that certain parcel of land as described in Official Records Book 2851, Page 1576, of said Public Records; thence departing said west property line run South 89°00'50" East 1295.56 feet along said north property line to a point on a non-tangent curve to the right (concave northeasterly); thence departing said north property line, run westerly along said curve having a radius of 5644.58 feet, for an arc distance of 496.95 feet, through a central angle 05°02'40", chord bearing and distance of North 81°31'51" West 496.79 feet to a point of reverse curve to the left; thence northwesterly along said curve having a radius of 5814.58 feet, for an arc distance of 804.63 feet. Through a central angle of 07°55'43", chord bearing and distance of North 82°58'22" West 803.99 feet to the west line of that certain parcel of land as described in Official Records Book 2858, Page 2575 of said Public Records and the end of curve; thence South 02°19'17" West 85.01 feet, along said west property line to the POINT OF BEGINNING;

Containing 2.465 acres (107,394 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES



Ronald S Gibson
2020.05.31
19:51:17-05'00'

RONALD S. GIBSON DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5308
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Parcel	144B
County	Okaloosa

A parcel of land being in Section 30, Township 3 North, Range 23 West, Okaloosa County, Florida, described as follows: Commence at a 4 inch by 4 inch concrete monument marking the northwest corner said Section 30; thence South 02°24'03" West 1,256.01 feet along the west line said Section 30 to a point on the centerline of construction as shown on the Right of Way Map of proposed Crestview Bypass attached hereto and made a part hereof; being a non-tangent curve to the left (concave northerly); thence run easterly along said centerline of construction and said curve, having a radius of 1,909.86 feet, for an arc distance of 92.37 feet, through a central angle of 02°46'16", chord bearing and distance, South 87°40'42" East 92.36 feet, to end of curve; thence South 89°03'50" East 1,009.29 feet along said centerline of construction, to a point on a tangent curve to right (concave southerly); thence run easterly along said centerline of construction and curve having a radius of 5,729.58 feet, for an arc distance of 1,005.54 feet, through a central angle of 10°03'20", chord bearing and distance, South 84°02'11" East 1004.25 feet, to a point of reverse curve to the left (concave northeasterly); thence easterly along said centerline of construction and said curve having a radius 5,729.58 feet, for an arc distance of 529.99 feet, through a central angle of 05°18'00", chord bearing and distance of South 81°39'31" East 529.80 feet, to the west line of that certain parcel of land as described in Official Records Book 2858, page 2775, of the Public Records of Okaloosa County, Florida, and the POINT OF BEGINNING; thence departing said centerline of construction, run South 02°14'31" West 75.13 feet, along said west property line, to a point on a non-tangent curve to the left (concave northerly); thence departing said west property line, run easterly along said curve, having a radius of 5,804.58 feet, for an arc distance of 252.64 feet, through a central angle of 02°29'38", chord bearing and distance of South 85°36'00" East 252.62 feet; thence South 00°00'00" East 297.30 feet; thence South 89°30'55" East 521.88 feet; thence North 52°11'25" East 188.79 feet; thence North 25°38'59" West 219.52 feet to a point on a non-tangent curve to the left (concave northerly); thence run easterly along said curve, having a radius of 5,789.58 feet, for an arc distance of 488.36 feet, through a central angle of 04°49'59", chord bearing and distance of North 85°02'32" East 488.22 feet to the west line of that certain parcel of land as described in Official Records Book 3202, Page 2846 of said Public Records; thence North 02°20'25" East 60.88 feet, along said west property line, to the centerline of construction of said proposed Crestview Bypass; thence departing said centerline of construction, continue North 02°20'25" East 43.83 feet, to an iron rod and cap (stamped LB 5024 SEGPA") marking the southwest corner of the Northeast ¼ of the Northeast ¼ of said Section 30, and the north line of that certain parcel of land as described in Official Records Book 2858, Page 2575, of said Public Records; thence departing said west property line run North 89°01'00" West 1,312.40 feet along said north property line to a point on an iron rod and cap (stamped "LB 5024 SEGPA") marking the southeast corner of the Northeast ¼ of the Northwest ¼ of said Section 30, and the west line of that certain parcel of land as described in Official Records Book 2858, page 2775, of said Public Records; thence South

02°14’31” West 86.86 feet along said west property line, to the POINT OF BEGINNING;

Containing 8.977 acres (391,055 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES

Ronald S Gibson
2020.06.04
07:13:27-05'00'

RONALD S. GIBSON DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5308
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Parcel	149
County	Okaloosa

A parcel of land being in Section 30, Township 3 North, Range 23 West, Okaloosa County, Florida, described as follows: Commence at a 3 inch by 4 inch lite-wood hub marking the northeast corner said Section 30; thence South 02°40'37" West 1,114.80 feet along the east line of said Section 30 to a point on the centerline of construction as shown on the Right of Way Map of proposed Crestview Bypass attached hereto and made a part hereof, and the POINT OF BEGINNING; thence departing said centerline of construction, continue South 02°40'37" West 56.34 feet along said east section line; thence South 80°08'16" West 784.42 feet to the north line of that certain parcel of land as described on Official Records Book 3202, Page 2846 of the Public Records of Okaloosa County, Florida; thence North 89°01'00" West 15.94 feet along said north property line; thence departing said north line, run South 80°08'16" West 291.74 feet to a point on a tangent curve to the right (concave northwesterly); thence run southwesterly along said curve, having a radius of 5,781.58 feet, for an arc distance of 249.68 feet , through a central angle of 02°28'28", chord bearing and distance, South 81°22'30" West 249.66 feet, to the east line of that certain parcel of land as described in Official Records Book 2858, Page 2575, of said Public Records, and end of curve; thence North 02°20'25" East 52.77 feet, along said east property line, to the said centerline of construction of proposed Crestview Bypass; thence departing said centerline of construction, continue North 02°20'25" East 43.83 feet to a 5/8 inch iron rod and cap stamped "SEGPA LB 5024" marking the southwest corner of the Northeast ¼ of the Northeast ¼ of said Section 30; thence North 02°27'33" East 424.61 feet along the west line of Northeast ¼ of the Northeast ¼ of said Section 30; thence departing said west line, run North 80°59'51" East 173.58 feet; thence South 11°58'56" East 38.15 feet; thence North 85°00'19" East 146.73 feet; thence South 26°38'00" East 359.75 feet; thence North 80°08'16" East 832.12 feet, to the east line of said Section 30; thence South 02°40'37" West 66.59 feet along said east line, to the POINT OF BEGINNING;

Containing 7.228 acres (314,862 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES

Ronald S Gibson
2020.02.03
08:31:02-06'00'

RONALD S. GIBSON DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5308
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Parcel	150
County	Okaloosa

A parcel of land being in Section 29, Township 3 North, Range 23 West, Okaloosa County, Florida, described as follows: Commence at a ½ inch iron rod and cap (stamped "4418 PS&M") marking the southwest corner of the plat of Crescent Park Phase Three as recorded in Plat Book 20, Page 10 of the Public Records of Okaloosa County, Florida; thence North 02°18'30" East 33.33 feet along the west line of said Crescent Park Phase Three to a point on the centerline of construction as shown on the Right of Way Map of proposed Crestview Bypass attached hereto and made a part hereof; thence departing said centerline of construction continue North 02°18'30" East 13.83 feet along said west plat line to the south line of that certain parcel of land as described in Official Records Book 2993, Page 1856 of said Public Records and the POINT OF BEGINNING; thence departing said west plat line run North 87°17'07" West 100.00 feet, along said south property line to the west line of said parcel of land; thence North 02°18'30" East 106.08 feet along said west property line to the north line of said parcel of land; thence South 87°17'07" East 100.00 feet, along said north property line to the west line of said plat of Crescent Park Phase Three; thence South 02°18'30" West 106.08 feet along said west plat line to the POINT OF BEGINNING;

Containing 0.244 acres (10,608 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES

Eric B Stuart
2020.08.07
11:46:10-05'00'

ERIC B. STUART DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 6707
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Parcel	151
County	Okaloosa

A parcel of land being in Section 29, Township 3 North, Range 23 West, Okaloosa County, Florida, described as follows: Commence at a 3 inch by 4 inch lite-wood hub marking the northwest corner said Section 29; thence South 02°40'37" West 1,114.80 feet along the west line of said Section 29 to a point on the centerline of construction as shown on the Right of Way Map of proposed Crestview Bypass attached hereto and made a part hereof, and the POINT OF BEGINNING; thence departing said centerline of construction, continue South 02°40'37" West 56.34 feet along said west section line; thence North 80°08'16" East 236.08 feet; thence North 09°51'44" West 5.00 feet; thence North 80°08'16" East 553.63 feet to a point on a tangent curve to the right (concave southerly); thence run easterly along said curve, having a radius of 1,095.92 feet, for an arc distance of 713.80 feet, through a central angle of 37°19'06", chord bearing and distance, South 81°12'11" East 701.25 feet , to end of curve; thence North 27°27'21" East 10.00 feet to a point on a non-tangent curve to the right (concave southwesterly); thence run southeasterly along said curve, having a radius 1,105.92 feet, for an arc distance of 19.26 feet, through a central angle of 00°59'52", chord bearing and distance, South 62°02'43" East 19.26 feet, to end of curve; thence South 61°32'46" East 134.72 feet, to a point on a tangent curve to the left (concave northeasterly); thence run southeasterly along said curve, having a radius of 994.93 feet, for an arc distance of 285.85 feet, through a central angle of 16°27'40", chord bearing and distance, South 69°46'37" East 284.86 feet, to the westerly extension of the south right of way line of Physician's Drive (50 foot right of way) as shown on the plat of Crescent Park Phase Three as recorded in Plat Book 20, Page 10 of the Public Records of Okaloosa County, Florida and end of curve; thence South 87°30'30" East 49.08 feet along said westerly extension to the west line of said Crescent Park Phase Three; thence North 02°18'30" East 47.17 feet, along said west line to the south line of that certain parcel of land as described on Official Records Book 2993, Page 1856 of said Public Records; thence North 87°17'07" West 100.00 feet along said south property line to the west line of said parcel; thence departing said south line, run North 02°18'30" East 106.08 feet along said west property line to the north line of said parcel; thence departing said west property line, run South 87°17'07" East 100.00 feet, along said north property line to the west line of said plat of Crescent Park Phase Three; thence departing said north property line, run North 02°18'30" East 14.07 feet, along said west line; thence departing said west plat line, run North 87°25'37" West 72.70 feet; thence South 79°27'24" West 129.66 feet, to a point on a non-tangent curve to the right (concave northeasterly); thence run northwesterly along said curve, having a radius of 899.93 feet, for an arc distance of 86.28 feet, through a central angle of 05°29'35", chord bearing and distance, North 64°17'34" West 86.25 feet; thence North 61°32'46" West 134.72 feet, to a point on a tangent curve to the left (concave southwesterly); thence run northwesterly along said curve, having a radius of 1,200.92 feet, for an arc distance of 335.31 feet , through a central angle of 15°59'52", chord bearing and distance, North 69°32'42" West 334.23 feet, to end of curve; thence North 12°27'22" East 10.00 feet, to a point on a non-tangent curve to

the left (concave southerly); thence run westerly along said curve, having a radius of 1,210.92 feet, for an arc distance of 471.69 feet, through a central angle of 22°19'06", chord bearing and distance, North 88°42'11" West 468.71 feet, to end of curve; thence South 80°08'16" West 763.02 feet, to the west line of said Section 29; thence South 02°40'37" West 66.59 feet along said east line, to the POINT OF BEGINNING;

Containing 4.983 acres (217,047 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES

Ronald S Gibson
2020.04.08 19:05:32-05'00'

RONALD S. GIBSON DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5308
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Parcel	152
County	Okaloosa

A parcel of land being in Section 29, Township 3 North, Range 23 West, Okaloosa County, Florida, described as follows: Commence at a 3 inch by 4 inch lite-wood hub marking the northwest corner said Section 29; thence South 02°40'37" West 1,114.80 feet along the west line of said Section 29 to a point on the centerline of construction as shown on the Right of Way Map of proposed Crestview Bypass attached hereto and made a part hereof; thence North 80°08'16" East 777.48 feet along said centerline of construction to a point on a tangent curve to the right (concave southerly); thence run easterly along said centerline of construction and said curve, having a radius of 1,145.92 feet, for an arc distance of 766.32 feet, through a central angle of 38°18'58", chord bearing and distance, South 80°42'15" East 752.12 feet, to end of curve; thence South 61°32'46' East 134.72 feet, along said centerline of construction, to a point on a tangent curve to the left (concave northerly); thence run easterly along said centerline of construction and said curve, having a radius of 954.93 feet, for an arc distance of 434.43 feet, through a central angle of 26°03'56", chord bearing and distance, South 74°34'44" East 430.69 feet, to end of curve; thence departing said centerline of construction run North 02°23'18" East 23.78 feet to the north right of way line of Physician's Drive (50 foot right of way) as shown on the plat of Crescent Park Phase Three as recorded in Plat Book 20, Page 10 of the Public Records of Okaloosa County, Florida, and the POINT OF BEGINNING; thence North 87°25'39" West 116.99 feet, along said north right of way line of Physician's Drive to the west line of said Crescent Park Phase Three; thence North 02°18'30" East 121.86 feet along said west line; thence departing said west plat line, run South 79°59'16" East 41.80 feet; thence South 64°10'10" East 32.94 feet; thence South 02°18'30" West 86.24 feet, to a point on a non-tangent curve to the left (concave northerly); thence run easterly along said curve, having a radius of 914.93 feet, for an arc distance of 45.41 feet, through a central angle of 02°50'36", chord bearing and distance, South 86°11'24" East 45.40 feet, to end of curve; thence South 02°23'18" West 16.22 feet, to said north right of way line of Physician's Drive, and the POINT OF BEGINNING;

Containing 0.207 acres (9,007 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES

Ronald S Gibson
2020.02.03
08:37:32-06'00'

RONALD S. GIBSON DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5308
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Parcel	D
County	Okaloosa

A parcel of land being in Sections 25, 26, 35 and 36, Township 3 North, Range 24 West, Okaloosa County, Florida, described as follows: COMMENCING at a 3 inch by 3 inch lite wood stake marking the southwest corner of said Section 25; thence North 02°00'00" East 293.25 feet along the west line of said Section 25, to the existing easterly right of way line of Arena Road and the POINT OF BEGINNING; thence departing said right of way line run South 27°59'11" West 201.70 feet to a tangent curve to the right (concave northwesterly); thence run southwesterly along said curve, having a radius of 280.00 feet, for an arc distance of 157.82 feet, through a central angle of 32°17'40", chord bearing and distance: South 46°25'46" West 155.74 feet to the south line of said Section 26 (also being the north of said Section 35)(also being the north right of way line of Arena Road); thence North 87°47'20" West 1,231.86 feet along said south line to the easterly right of way line of County Road 4 (Antioch Road) (100 foot right of way); thence South 18°36'13" East 127.50 feet along said easterly right of way line; thence departing said right of way line, run South 87°47'38" East 427.10 feet; thence North 02°12'22" East 5.00 feet; thence South 87°47'38" East 904.35 feet, to a tangent curve to the left (concave northerly); thence run easterly along said curve, having a radius of 1964.86 feet, for an arc distance of 304.16 feet, through a central angle of 08°52'10", chord bearing and distance; North 87°46'16" East 303.86 feet, to end of curve; thence South 06°39'49" East 10.00 feet, to a point on a non-tangent curve to left (concave northwesterly); thence run northeasterly along said curve, having a radius of 1974.86 feet, for an arc distance of 275.80 feet, through a central angle of 08°00'07", chord bearing and distance: North 79°20'08" East 275.58 feet, to end of curve; thence South 87°47'38" East 696.01 feet; North 10°34'22" West 380.12 feet; South 79°25'38" West 19.96 feet to a tangent curve to the left (concave southeasterly); thence run southwesterly along said curve, having a radius of 2,381.83 feet, for an arc distance of 415.71 feet, through a central angle of 10°00'00", chord bearing and distance: South 74°25'38" West 415.18 feet, to end of curve; thence South 69°25'38" West 71.23 feet to a tangent curve to the right (concave northwesterly); thence run southwesterly along said curve, having a radius of 1819.86 feet, for an arc distance of 484.67 feet, through a central angle of 15°15'33", chord bearing and distance: South 77°03'25" West 483.24 feet, to end of curve; thence North 17°24'55" East 176.01 feet; thence North 07°42'20" West 151.06 feet; thence North 80°46'45" West 165.44 feet to a point on the existing easterly right of way line of said Arena Road, being a non-tangent curve to the left (concave southeasterly); thence run southwesterly along said right of way line and said curve, having a radius of 1,031.83 feet, for an arc distance of 18.30 feet, through a central angle of 01°00'58", chord bearing and distance: South 27°27'17" West 18.30 feet, to end of curve; thence South 26°56'48" West 83.30 feet along said easterly right of way line to the west line of said Section 25 and the POINT OF BEGINNING;

Containing 11.937 acres (519,982 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES

Ronald S Gibson
2020.06.26
14:51:32-05'00'

RONALD S. GIBSON DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5308
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Parcel	E
County	Okaloosa

A parcel of land being in Section 25, Township 3 North, Range 24 West, Okaloosa County, Florida, described as follows: COMMENCING at a 3 inch by 3 inch lite wood stake marking the southwest corner of said Section 25; thence North 02°00'00" East 293.25 feet along the west line of said Section 25 to a point on the southeasterly right of way line of Arena Road, as shown on the Right of Way Map of proposed Crestview Bypass attached hereto and made a part hereof; thence departing said west section run North 26°56'48" East 83.30 feet, along said southeasterly right of way line, to a tangent curve to the right (concave southeasterly); thence run northeasterly, along said right of way line and said curve, having a radius of 1031.83 feet, for an arc distance of 18.30 feet, through a central angle of 01°00'58", chord bearing and distance: North 27°27'17" East 18.30 feet, to a point on a tangent curve to the right (concave southeasterly), and POINT OF BEGINNING; thence run northeasterly along said right of way line and said curve, having a radius of 1,031.83 feet, for an arc distance of 652.98 feet, through a central angle of 36°15'32", chord bearing: North 46°05'31" East 642.14 feet, to end of curve; thence North 64°13'18" East 240.04 feet along said right of way line to a tangent curve to the left (concave northwesterly); thence northeasterly along said right of way line and said curve, having a radius of 1,324.55 feet, for an arc distance of 558.99 feet, through a central angle of 24°10'48", chord bearing and distance: North 52°07'52" East 554.85 feet to end of curve and the north line of the Southwest ¼ of the Southwest ¼ of said Section 25; thence departing said right of way line, run South 87°58'30" East 0.69 feet along said north line to a point on a non-tangent curve to the left (concave easterly); thence departing said north line, run southerly along said curve, having a radius of 1,288.92 feet, for an arc distance of 745.82 feet, through a central angle of 33°09'13", chord bearing and distance: South 06°00'15" West 735.46 feet to end of curve; thence South 10°34'22" East 259.03 feet; thence South 79°25'38" West 19.96 feet to a tangent curve to left (concave southeasterly); thence run southwesterly along said curve, having a radius of 2,381.83 feet, for an arc distance of 415.71 feet, through a central angle of 10°00'00", chord bearing and distance: South 74°25'38" West 415.18 feet, to end of curve; thence South 69°25'38" West 71.23 feet to a tangent curve to the right (concave northerly); thence run southwesterly along said curve, having a radius of 1,819.86 feet, for an arc distance of 484.67 feet, through a central angle of 15°15'33", chord bearing and distance: South 77°03'25" West 483.24 feet, to end of curve; thence North 17°24'55" East 176.01 feet; thence North 07°42'20" West 151.06 feet; thence North 80°46'45" West 165.44 feet to the POINT OF BEGINNING;

Containing 15.636 acres (681,109 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES

Ronald S Gibson
2020.06.26
14:52:07-05'00'

RONALD S. GIBSON DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5308
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Parcel	J
County	Okaloosa

A parcel of land being in Section 25, Township 3 North, Range 24 West, Okaloosa County, Florida, described as follows: COMMENCING at a 4 inch by 4 inch concrete monument marking the northeast corner of said Section 25, thence South 02°24'03" West 1,168.99 feet along the east line of said Section 25 to a point on the centerline of construction as shown on the Right of Way Map of proposed Crestview Bypass, also being the POINT OF BEGINNING; thence continue South 02°24'03" West 87.02 feet along the east line of said Section 25; thence continue South 02°24'03" West 80.02 feet along the east line of said Section 25, to a point on a non-tangent curve to the right (concave northerly); thence departing said east line, run westerly along said curve having a radius of 1,989.86 feet, for an arc distance of 364.67 feet, through a central angle of 10°30'01", chord bearing and distance: North 81°05'43" West 364.16 feet, to end of curve; thence North 75°50'43" West 591.26 feet; thence South 14° 09'17" West 10.00 feet; thence North 75°50'43" West 43.61 feet to a tangent curve to the left (concave southerly); thence run westerly along said curve, having a radius of 1819.86 feet, for an arc distance of 237.65 feet, through a central angel of 07°28'56", chord bearing and distance: North 79°35'11" West 237.48 feet to end of curve; thence North 23°37'38" West 227.85 feet to a non-tangent curve to the right (concave southerly); thence easterly along said curve having a radius of 2019.86 feet, for an arc distance of 160.66 feet, through a central angle of 04°33'27", chord bearing and distance: South 84°18'41" East 160.62 feet, thence continue easterly along said curve having a radius of 2019.86 feet, for an arc distance of 218.13 feet, through a central angle of 06°11'15", chord bearing and distance: South 78°56'20" East 218.02 feet, to end of curve; thence South 75°50'43" East 103.61 feet; thence South 14°09'17" West 23.00 feet; thence South 75°50'43" East 531.26 feet to a tangent curve to the left (concave northerly); thence run easterly along said curve, having a radius of 1822.86 feet, for an arc distance of 330.41 feet, through a central angle 10°23'07", chord bearing and distance: South 81°02'16" East 329.95 feet, to the POINT OF BEGINNING.

Containing 5.248 acres (228,581 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES

Eric B Stuart
2020.08.31
11:49:34-05'00'

ERIC B. STUART DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 6707
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Attachment “D”

Deed for Conveyance by the County

THIS INSTRUMENT PREPARED BY:
Kerry A. Parsons, Esq.
Nabors, Giblin & Nickerson, P.A.
1500 Mahan Drive, Suite 200
Tallahassee, FL 32308

THIS INSTRUMENT IS EXEMPT FOR DOC. STAMPS AND INTANGIBLE TAXES PURSUANT TO FLORIDA STATUTES SECTIONS 201.01 AND 201.24.

DEED OF CONVEYANCE BY COUNTY

THIS DEED, pursuant to Florida Statutes, Section 125.35(2) and Section 125.411, made this ___ day of _____, 202_ by Okaloosa County, Florida ("Grantor"), and City of Crestview, Florida ("Grantee").

WITNESSETH that Grantor, for and in consideration of the sum of $10.00 to it in hand paid by Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its assigns forever, the following described land lying and being in Okaloosa County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED AND MADE A PART HEREOF

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST: _____

Clerk of Courts

Okaloosa County, Florida

By: Board of County Commissioners

Okaloosa County, Florida

By: _____

Chair [(or Vice Chair)]

Attachment “E”

Legal Description of Parcel 109B to be Vacated by the City and Map

SOUTHWEST
CRESTVIEW
BYPASS
PHASE V
AND
EAST-WEST
CONNECTOR
GRAPHIC
PARCEL 109B
TO BE VACATED BY THE CITY OF CRESTVIEW
AFTER CONSTRUCTION IS COMPLETE
1" = 100'
N
0 20 100
Feet
℄ CONST.
EAST WEST CONNECTOR
35
1030

Parcel	109B
County	Okaloosa

A parcel of land being in Section 25, Township 3 North, Range 24 West, Okaloosa County, Florida, described as follows: Commence at a 5/8" iron rod and cap (stamped "PSM 4450") marking the northwest corner of the Northeast Quarter of said Section 25; thence South 88°08'01" East 1,150.45 feet along the north line of the Northeast Quarter of said Section 25 to the centerline of construction as shown on the Right of Way Map of proposed Crestview Bypass attached hereto and made a part hereof; thence departing said centerline of construction, continue South 88°08'01" East 120.00 feet, along said north line; thence departing said north line, run South 01°55'27" West 69.72 feet; thence South 88°04'33" East 437.58 feet, to a point on a tangent curve to the right (concave southerly); thence easterly along said curve, having a radius of 440.26 feet, for an arc distance of 155.31 feet, through a central angle of 20°12'46", chord bearing and distance of South 77°58'10" East 154.51 feet, to the existing northwesterly right of way line of Arena Road (city maintained) as shown on said right of way map and end of curve; thence South 28°13'03" West 66.44 feet along said right of way line to the POINT OF BEGINNING; thence continue South 28°13'03" West 869.10 feet, along said right of way line, to a point on a non-tangent curve to the right (concave southerly); thence departing said right of way line, run easterly along said curve, having a radius of 2019.86 feet, for an arc distance of 35.06 feet, through a central angle of 00°59'41", chord bearing a distance of South 81°32'07" East 35.06 feet, to the existing southeasterly right of way line of Arena Road (city maintained) as shown on said right of way map and end of curve; thence North 28°13'03" East 857.25 feet, along said right of way line; thence departing said right of way line run North 61°46'57" West 33.00 feet to the POINT OF BEGINNING.

Containing 0.654 acres (28,483 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES

Ronald S Gibson
2020.07.02 12:40:36-05'00'

RONALD S. GIBSON DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5308
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Attachment “F”

Legal Description and Map of Parcel 109A and Access Road to be Conveyed by the County

30
35
℄ CONST.
PHASE V
220
215
1330
℄ CONST.
EAST-WEST CONNECTOR
SOUTHWEST
CRESTVIEW
BYPASS
PHASE V
AND
EAST-WEST
CONNECTOR
GRAPHIC
PARCEL 109A
TO BE ACQUIRED BY OKALOOSA COUNTY AND
CONVEYED TO THE CITY OF CRESTVIEW
AFTER CONSTRUCTION IS COMPLETE
N
0 20 100
Feet

Parcel	109A
County	Okaloosa

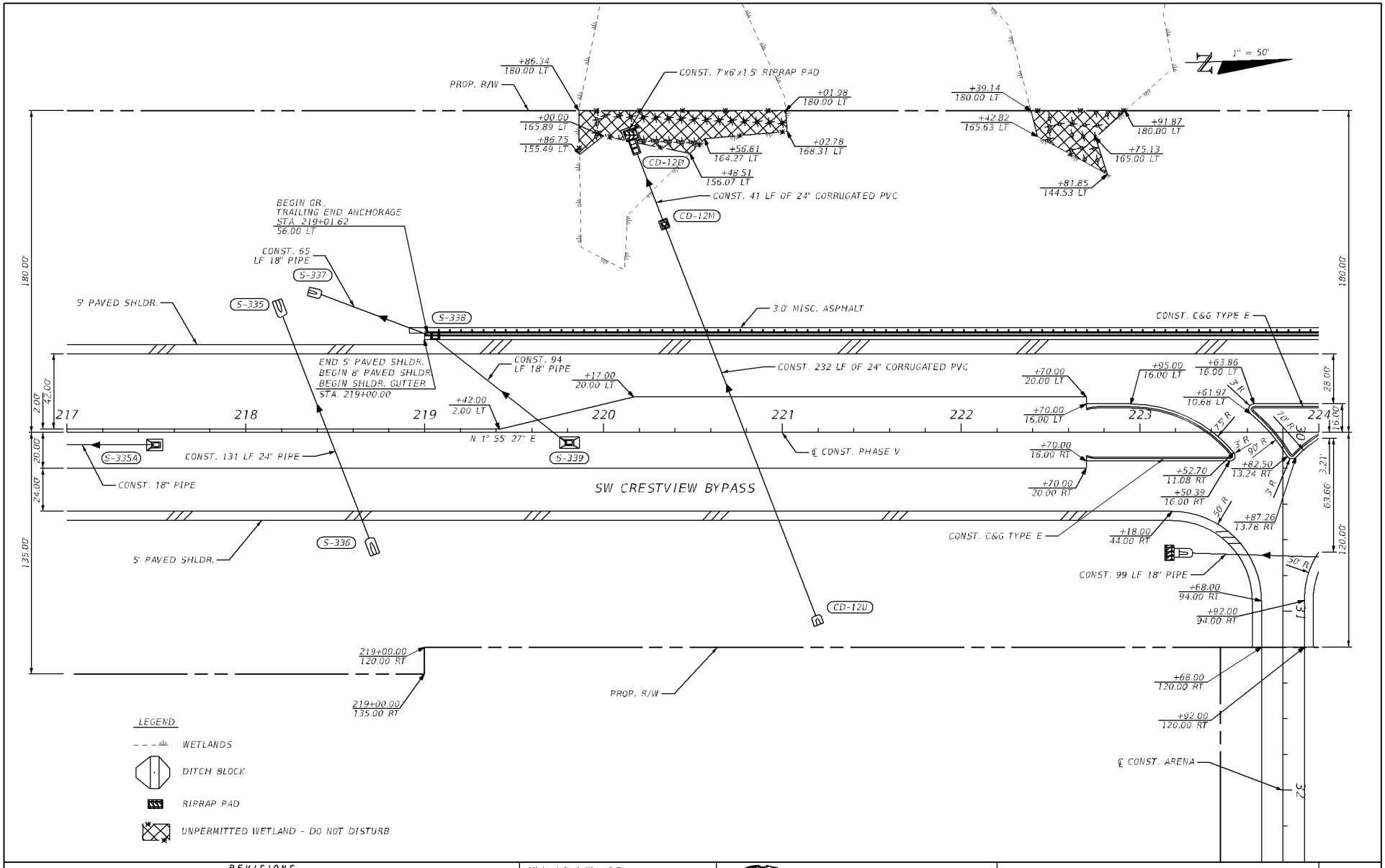
A parcel of land being in Section 25, Township 3 North, Range 24 West, Okaloosa County, Florida, described as follows: Commence at a 5/8" iron rod and cap (stamped "PSM 4450") marking the northwest corner of the Northeast Quarter of said Section 25; thence South 88°08'01" East 1,150.45 feet along the north line of the Northeast Quarter of said Section 25 to the centerline of construction as shown on the Right of Way Map of proposed Crestview Bypass attached hereto and made a part hereof; thence departing said centerline of construction, continue South 88°08'01" East 120.00 feet, along said north line; thence departing said north line, run South 01°55'27" West 69.72 feet to the POINT OF BEGINNING; thence South 88°04'33" East 437.58 feet, to a point on a tangent curve to the right (concave southerly); thence easterly along said curve, having a radius of 440.26 feet, for an arc distance of 155.31 feet, through a central angle of 20°12'46", chord bearing and distance of South 77°58'10" East 154.51 feet, to the existing northwesterly right of way line of Arena Road (city maintained) as shown on said right of way map and end of curve; thence South 28°13'03" West 66.44 feet along said right of way line to a point on a non-tangent curve to the left (concave southerly); thence departing said right of way line, run westerly along said curve, having a radius of 374.26 feet, for an arc distance of 124.99 feet, through a central angle of 19°08'07", chord bearing a distance of North 78°30'29" West 124.41 feet, to end of curve; thence North 88°04'33" West 437.58 feet; thence North 01°55'27" East 66.00 feet to the POINT OF BEGINNING.

Containing 0.875 acres (38,130 square feet), more or less.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES

Ronald S Gibson
2020.06.17
09:36:20-05'00'

RONALD S. GIBSON DATE
FLORIDA PROFESSIONAL LAND SURVEYOR NUMBER 5308
1333 SOUTH RAILROAD AVENUE
CHIPLEY, FLORIDA 32428
NOT VALID WITHOUT THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

Michael B. Collins, P.E.
P.E. LICENSE NUMBER 68603
HDR Engineering, Inc.
25 West Cedar Street, Suite 200
Pensacola, FL 32502-5945

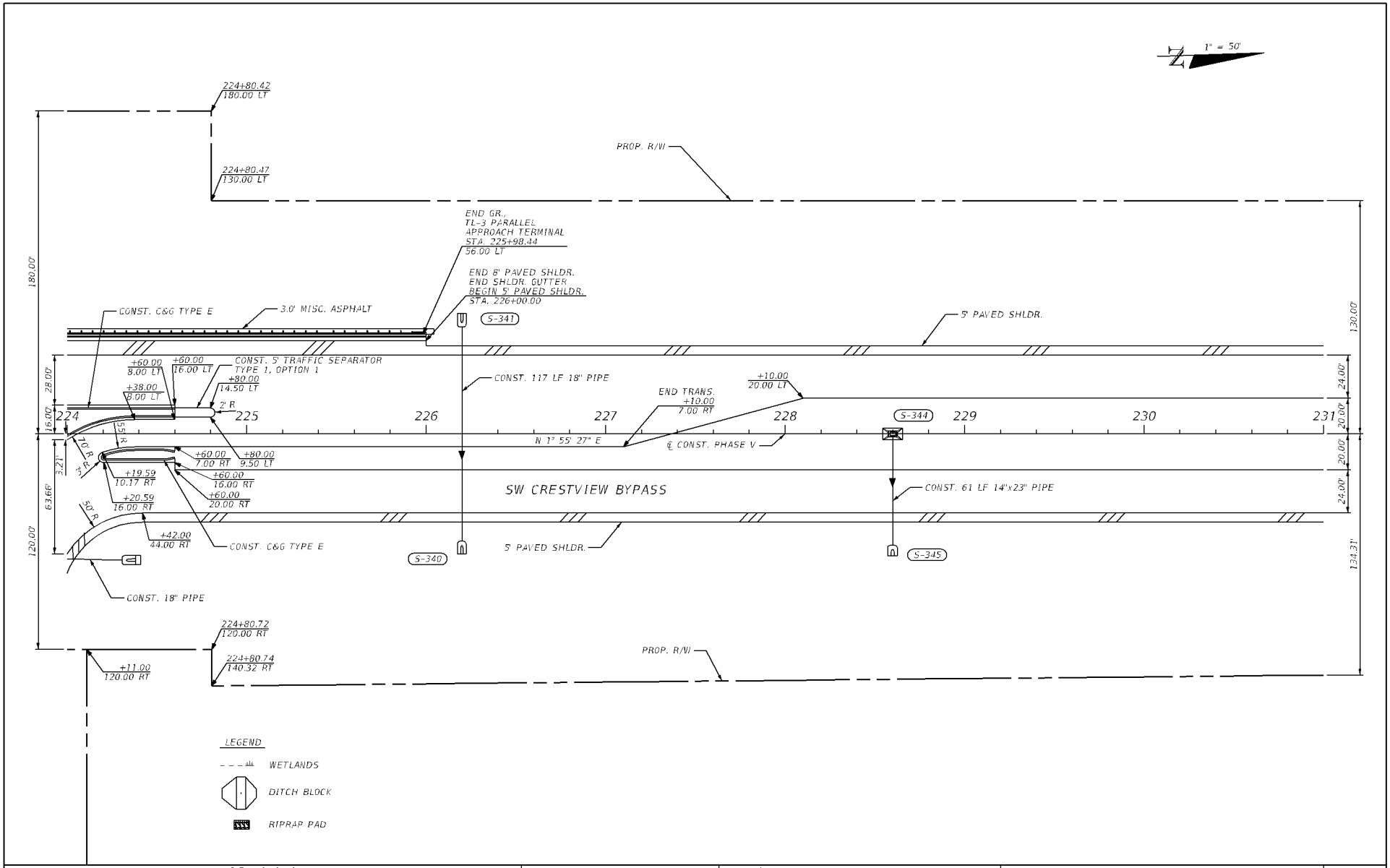
OKALOOSA COUNTY

ROADWAY PLAN

SHEET NO. 37

ELMARTIN 7/21/2020 8:29:52 AM PW:\3782\W0002416\V0073433\6.0_CAD_BIM\6.2_WIP\roadway\PLANRD09.dgn

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

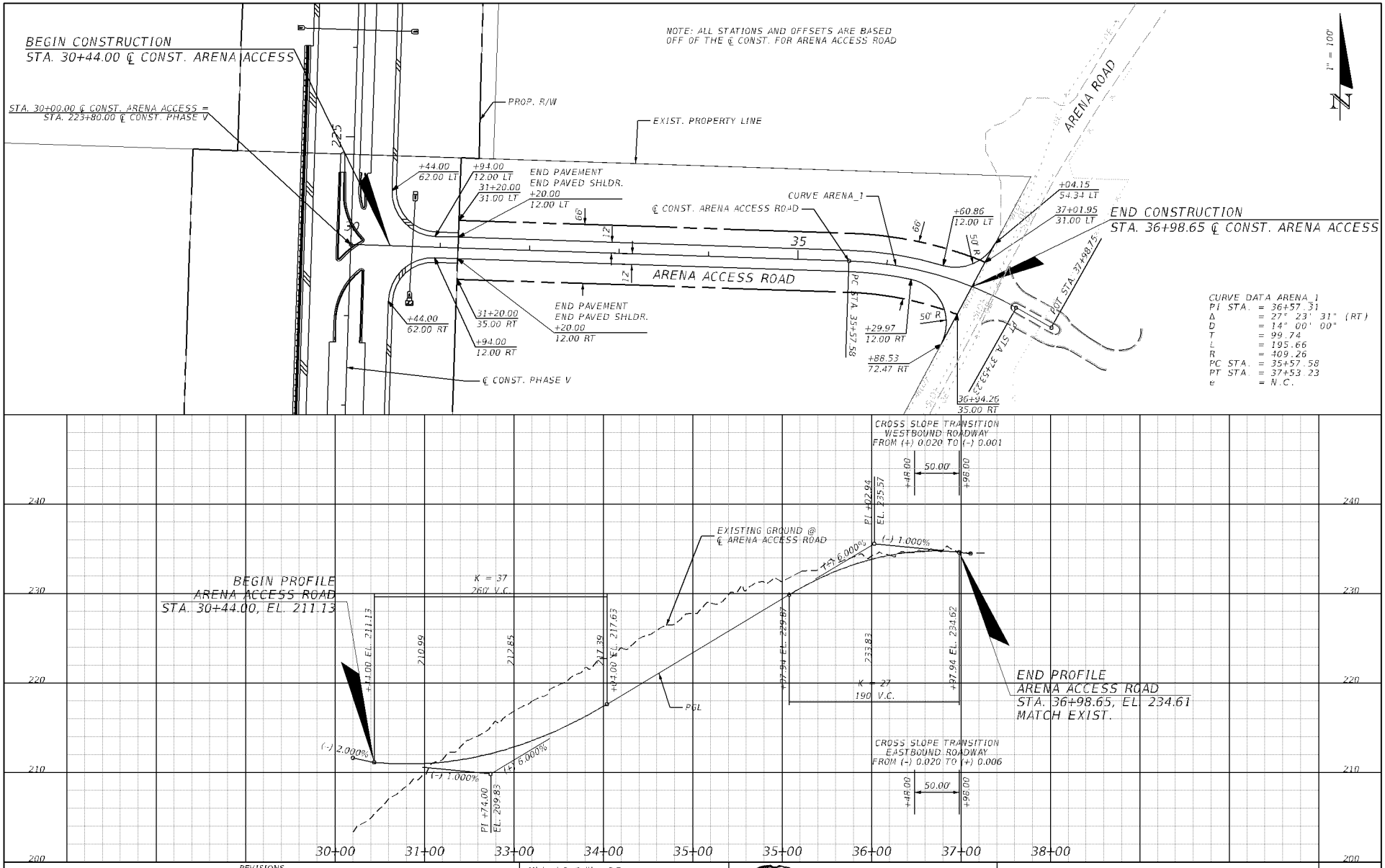
Michael B. Collins, P.E.
P.E. LICENSE NUMBER 68603
HDR Engineering, Inc.
25 West Cedar Street, Suite 200
Pensacola, FL 32502-5945

OKALOOSA COUNTY

ROADWAY PLAN

SHEET NO. 38

ELMARTIN 7/21/2020 8:30:07 AM PW:\3782\W0002416\V0173433\6.0_CAD_BIM\6.2_WIP\roadway\PLANRD10.dgn



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

Michael B. Collins, P.E.
P.E. LICENSE NUMBER 68603
HDR Engineering, Inc.
25 West Cedar Street, Suite 200
Pensacola, FL 32502-5945

OKALOOSA COUNTY

ROADWAY PLAN-PROFILE

SHEET NO. 57

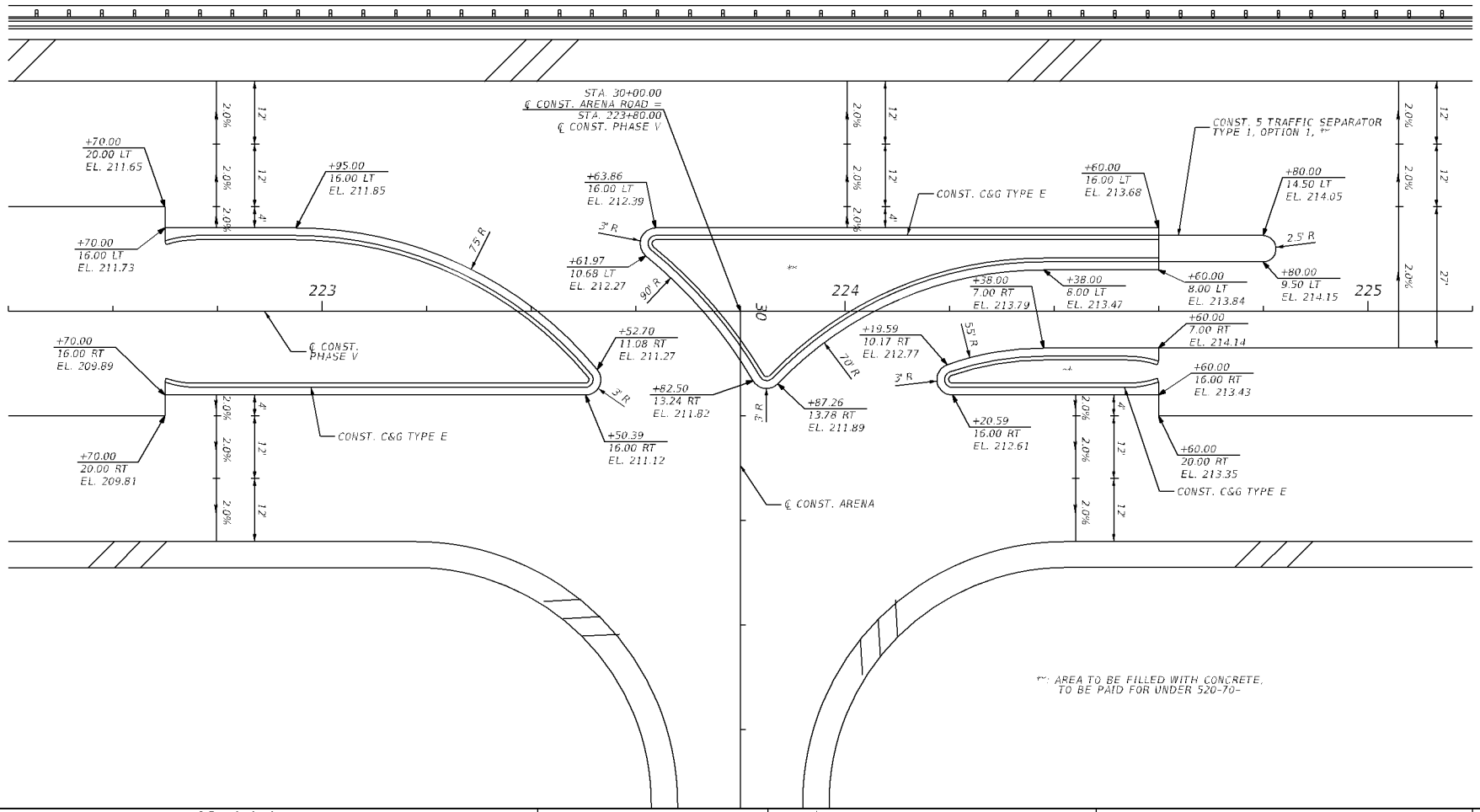
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

ELMARTIN 7/21/2020 8:34:59 AM Default PW:\3782\10002416\10173433\6.0_CAD_BIM\6.2_WIP\roadway\PLPRR503.DGN

DESIGN SPEED
PHASE V = 55 MPH
ARENA ROAD = 30 MPH

LEGEND
XX.XX = PAVEMENT ELEVATION

1" = 20



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

Michael B. Collins, P.E.
P.E. LICENSE NUMBER 68603
HDR Engineering, Inc.
25 West Cedar Street, Suite 200
Pensacola, FL 32502-5945

OKALOOSA COUNTY

INTERSECTION LAYOUT/DETAIL

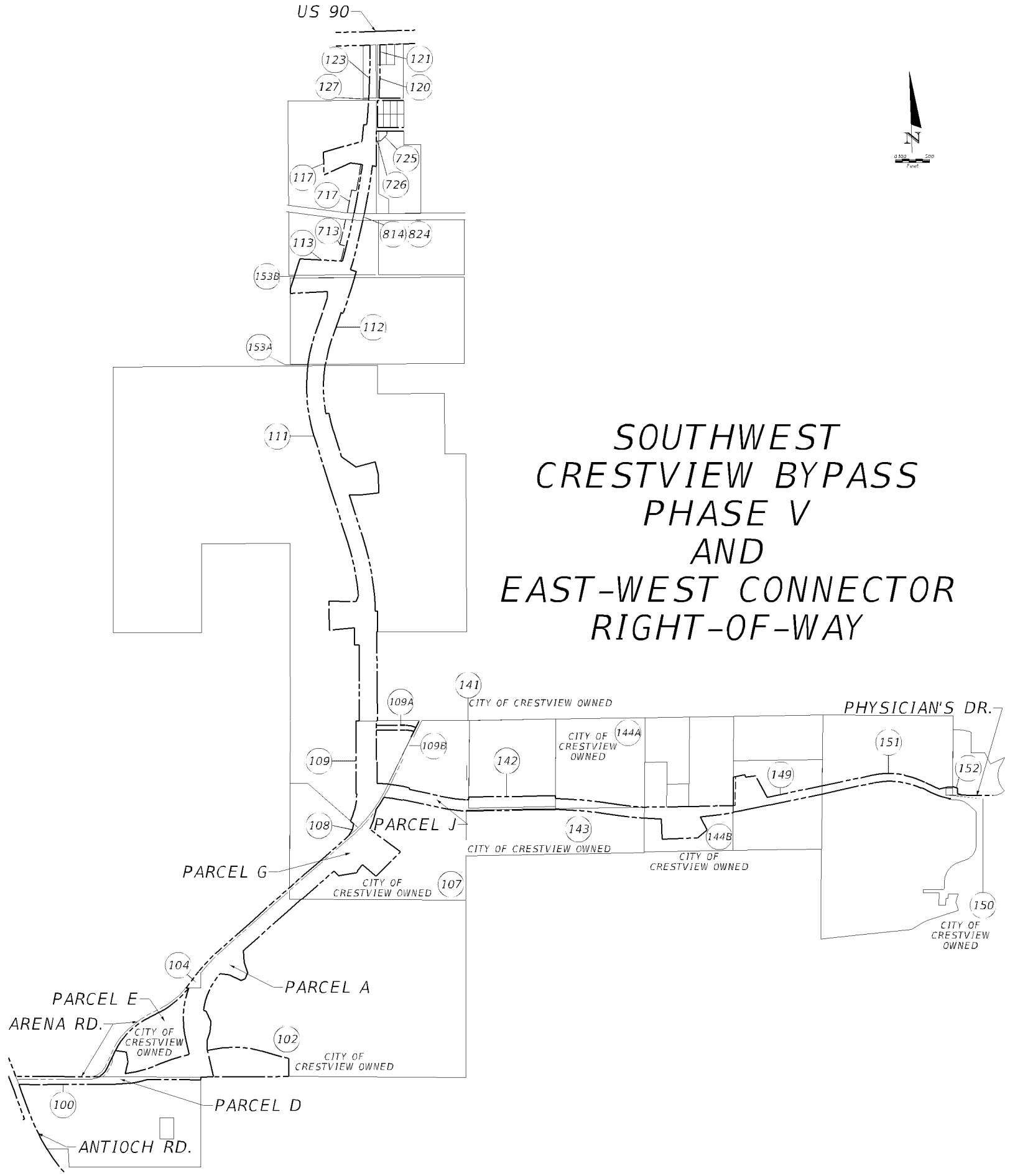
SHEET NO. 92

ELMARTIN 7/21/2020 8:50:51 AM PW:\3782\D002416\D073433\6.0_CAD_BIM\6-2_WIP\roadway\INTDR003.DGN

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

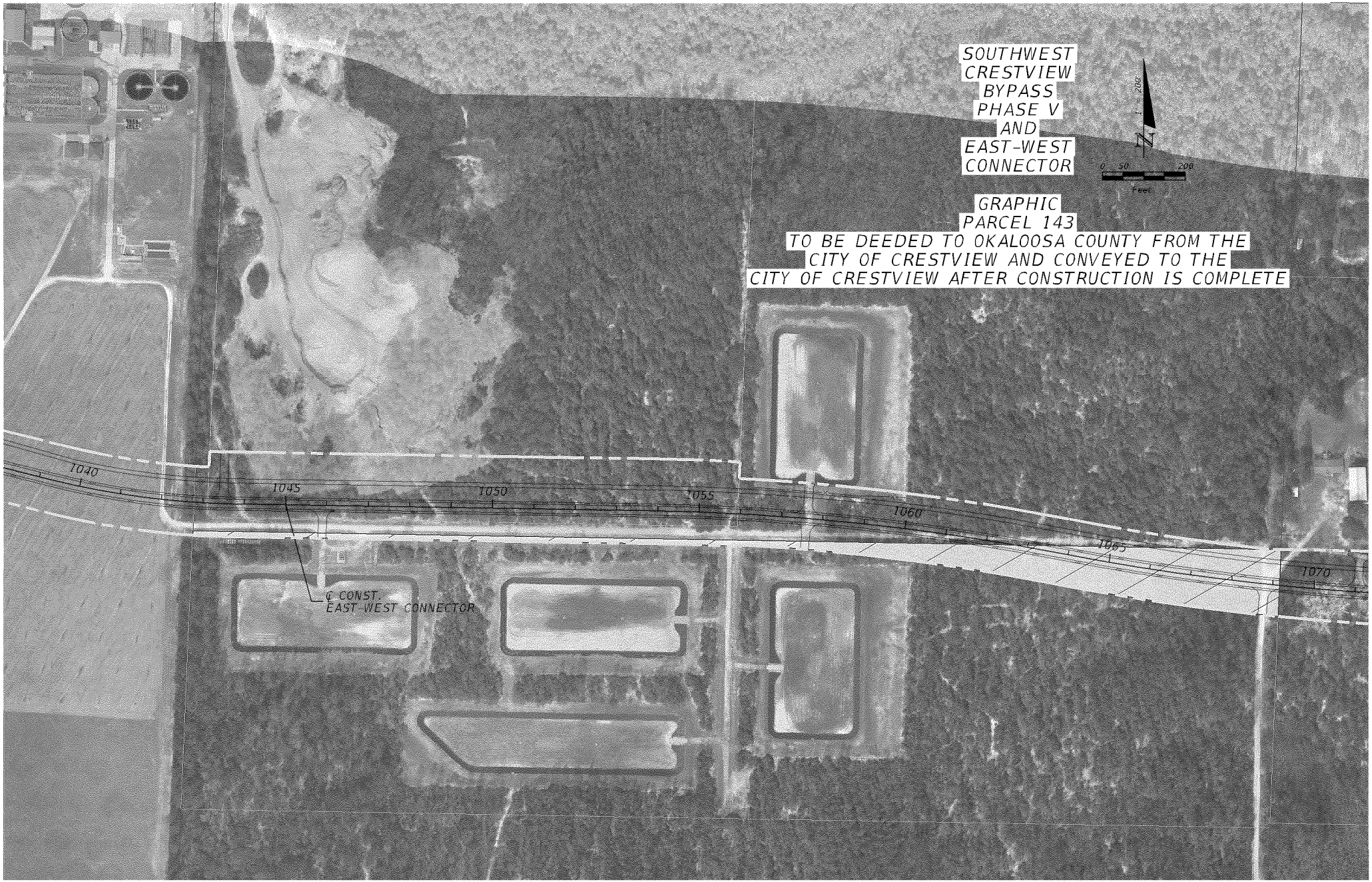
Attachment “G”

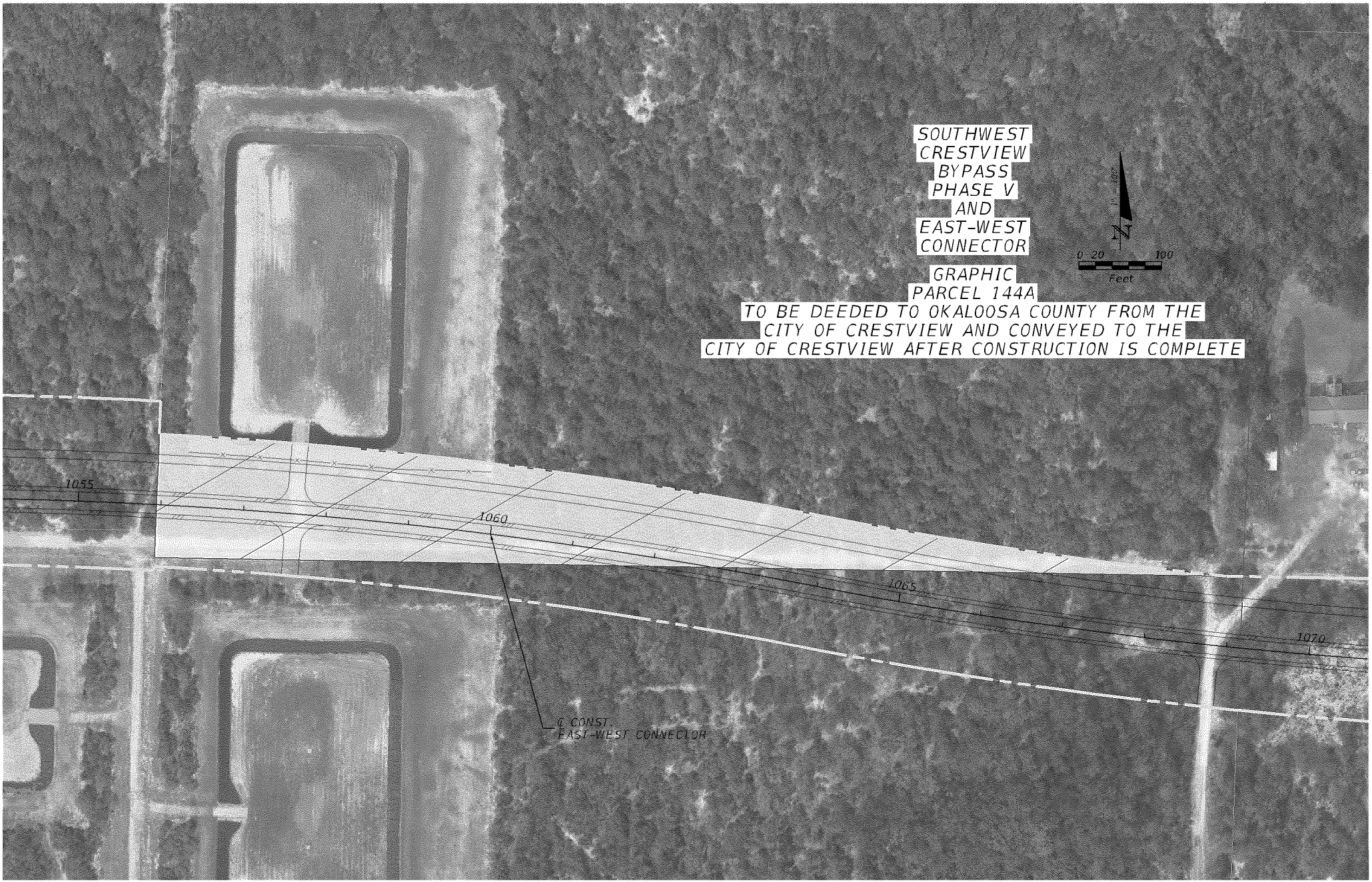
Graphics of Parcels (For Informational Purposes Only)

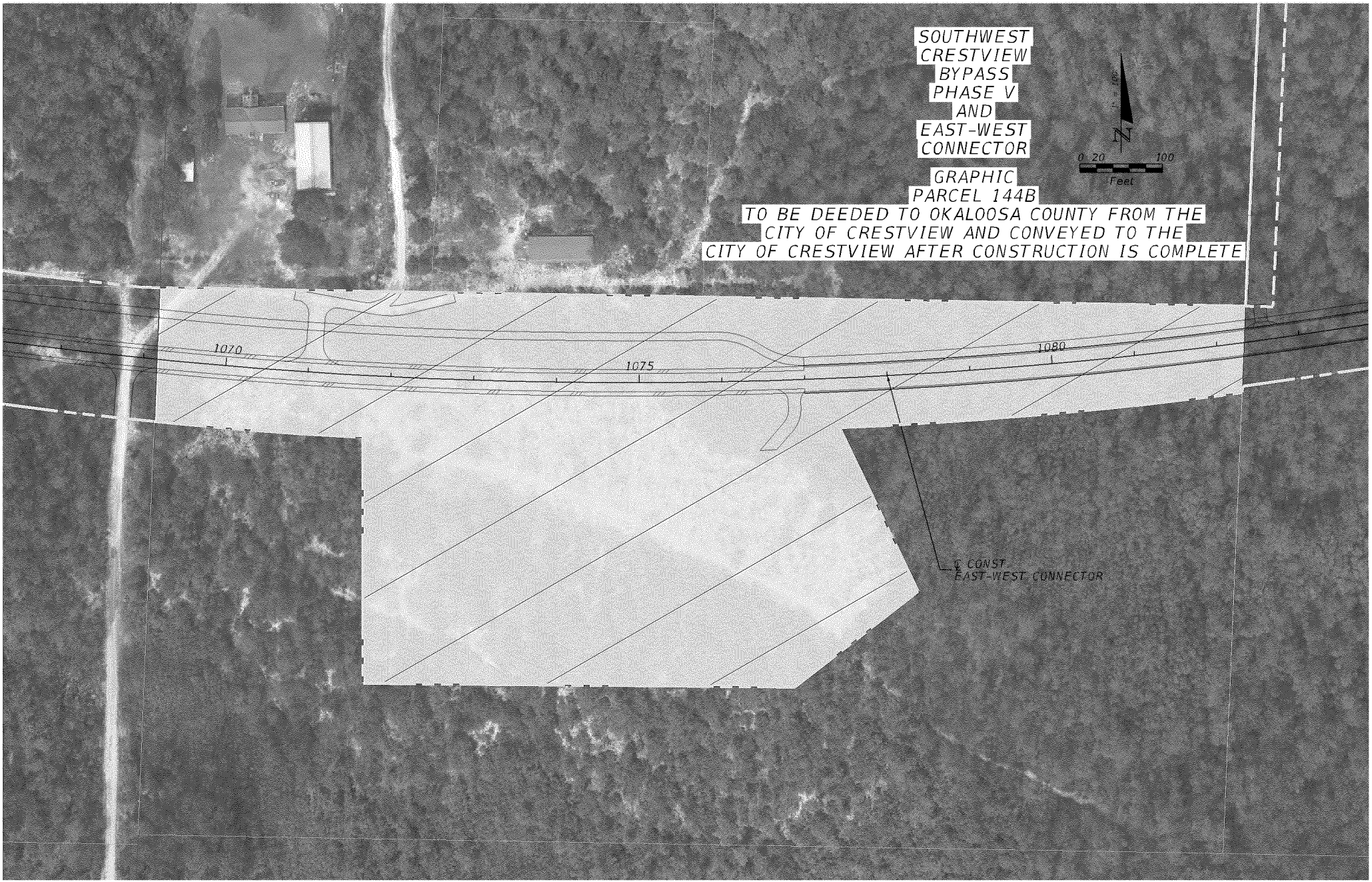


SOUTHWEST CRESTVIEW BYPASS PHASE V AND EAST-WEST CONNECTOR RIGHT-OF-WAY

SOUTHWEST
CRESTVIEW
BYPASS
PHASE V
AND
EAST-WEST
CONNECTOR
GRAPHIC
PARCEL 141
TO BE DEEDED TO OKALOOSA COUNTY FROM THE
CITY OF CRESTVIEW AND CONVEYED TO THE
CITY OF CRESTVIEW AFTER CONSTRUCTION IS COMPLETE
N
0 20 100
Feet
1045
1050
1055
℄ CONST.
EAST-WEST CONNECTOR


SOUTHWEST
CRESTVIEW
BYPASS
PHASE V
AND
EAST-WEST
CONNECTOR
1" = 200'
N
0 50 200
Feet
GRAPHIC
PARCEL 143
TO BE DEEDED TO OKALOOSA COUNTY FROM THE
CITY OF CRESTVIEW AND CONVEYED TO THE
CITY OF CRESTVIEW AFTER CONSTRUCTION IS COMPLETE
1040
1045
1050
1055
1060
1065
1070
℄ CONST.
EAST-WEST CONNECTOR


SOUTHWEST
CRESTVIEW
BYPASS
PHASE V
AND
EAST-WEST
CONNECTOR
GRAPHIC
PARCEL 144A
TO BE DEEDED TO OKALOOSA COUNTY FROM THE
CITY OF CRESTVIEW AND CONVEYED TO THE
CITY OF CRESTVIEW AFTER CONSTRUCTION IS COMPLETE
1" = 100'
0 20 100
Feet
1055
1060
1065
1070
℄ CONST.
EAST-WEST CONNECTOR


SOUTHWEST
CRESTVIEW
BYPASS
PHASE V
AND
EAST-WEST
CONNECTOR
N
0 20 100
Feet
GRAPHIC
PARCEL 144B
TO BE DEEDED TO OKALOOSA COUNTY FROM THE
CITY OF CRESTVIEW AND CONVEYED TO THE
CITY OF CRESTVIEW AFTER CONSTRUCTION IS COMPLETE
1070
1075
1080
℄ CONST
EAST-WEST CONNECTOR

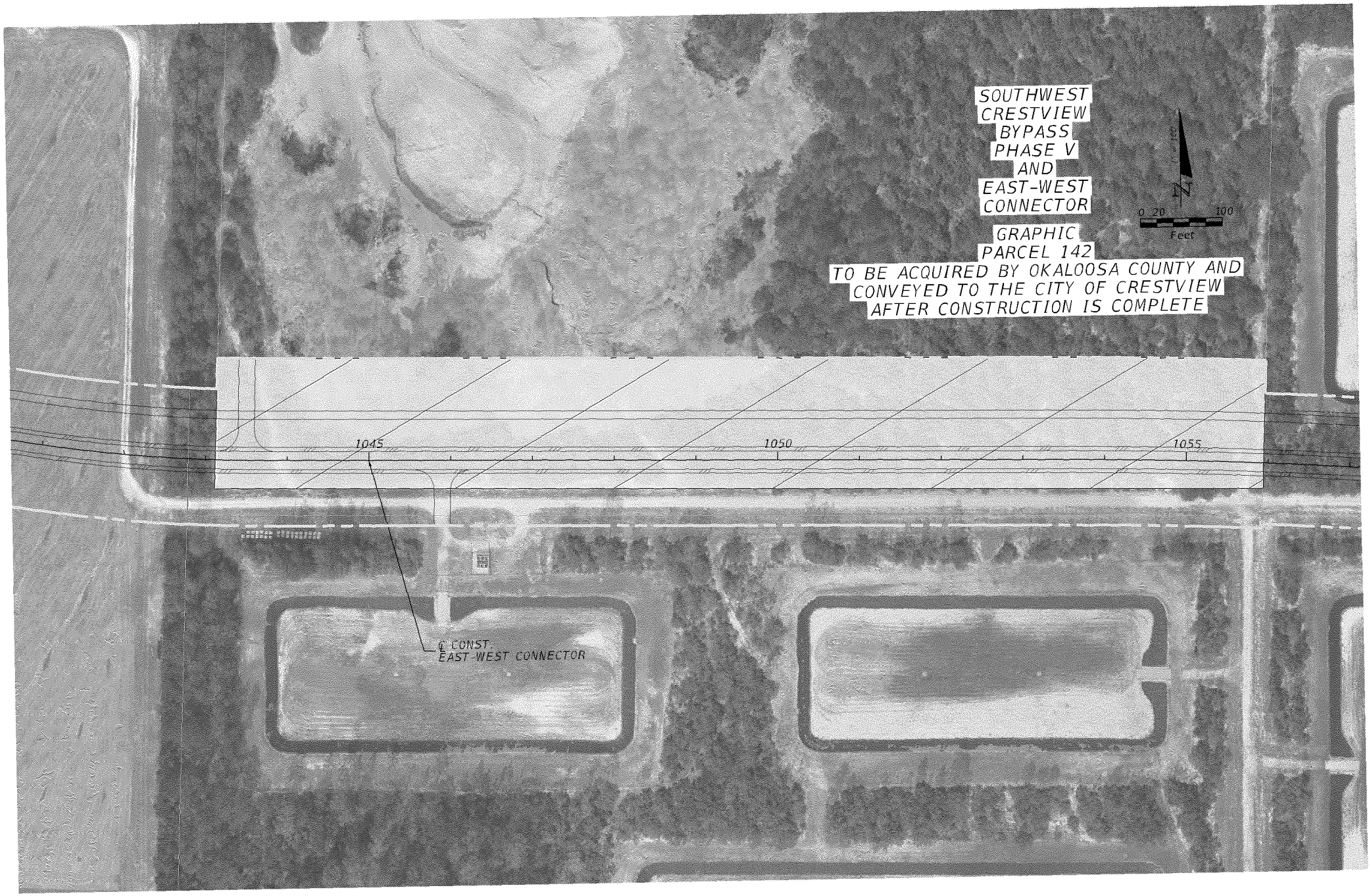
1" = 20'
N
0 5 20
Feet
SOUTHWEST CRESTVIEW BYPASS PHASE V AND EAST-WEST CONNECTOR
GRAPHIC PARCEL 150 TO BE DEEDED TO OKALOOSA COUNTY FROM THE CITY OF CRESTVIEW AND CONVEYED TO THE CITY OF CRESTVIEW AFTER CONSTRUCTION IS COMPLETE
1114
1115
1116
℄ CONST. EAST-WEST CONNECTOR

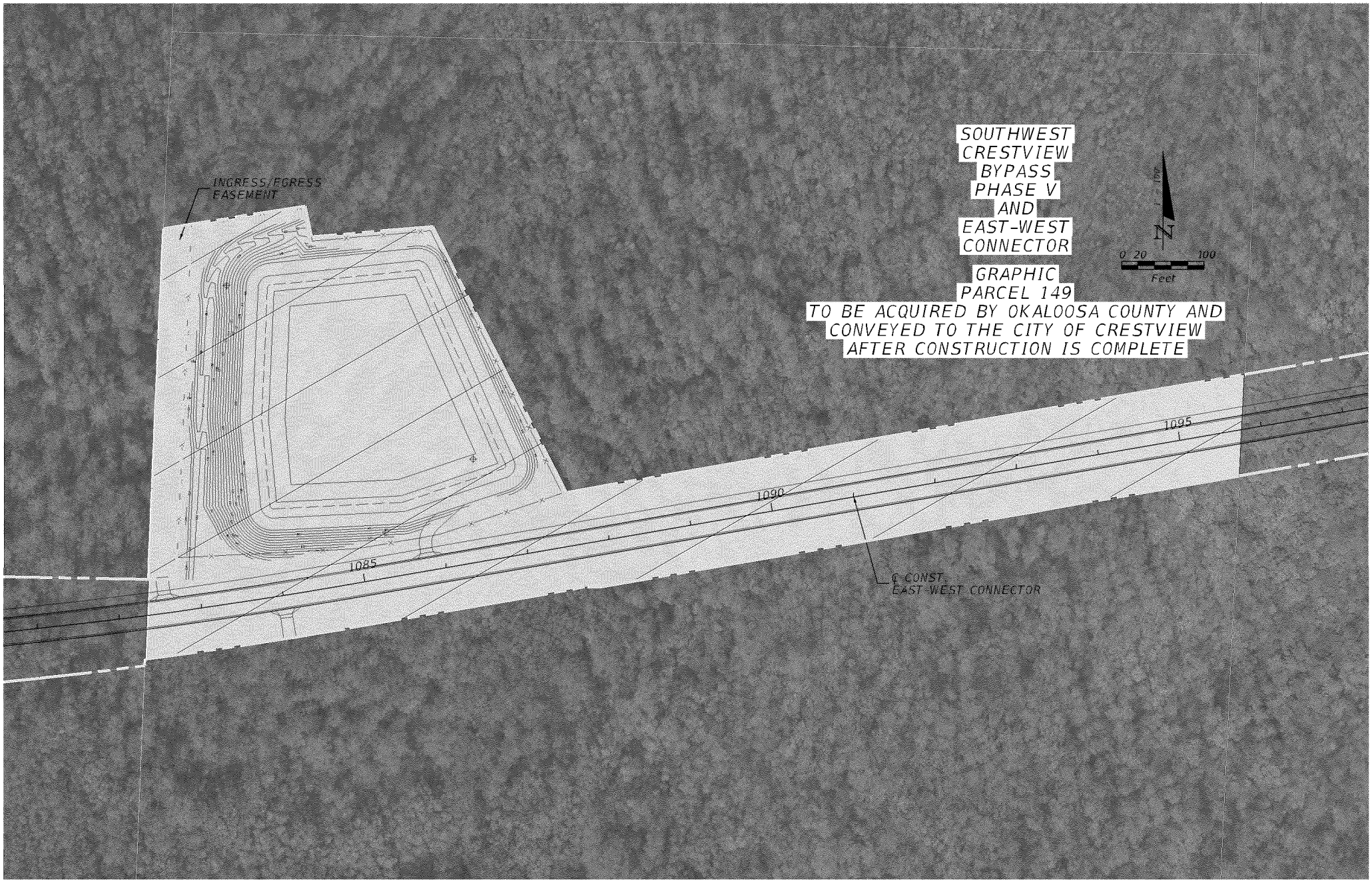
℄ CONST. PHASE V
1" = 300'
N
0 60 300
Feet
SOUTHWEST
CRESTVIEW
BYPASS
PHASE V
AND
EAST-WEST
CONNECTOR
PARCEL A
TO BE DEEDED TO OKALOOSA COUNTY
FROM THE CITY OF CRESTVIEW
℄ CONST.
EAST-WEST CONNECTOR
195
190
185
180
175
170
165
160
1000
1005
1010
1015
1020
1025

℄ CONST. PHASE V
1" = 300'
0 60 300
Feet
SOUTHWEST
CRESTVIEW
BYPASS
PHASE V
AND
EAST-WEST
CONNECTOR
PARCEL E
TO BE DEEDED TO OKALOOSA COUNTY
FROM THE CITY OF CRESTVIEW AND
CONVEYED TO THE CITY OF CRESTVIEW
AFTER CONSTRUCTION IS COMPLETE
℄ CONST.
EAST-WEST CONNECTOR
1000
1005
1010
1015
1020
1025
160
165
170
175
180
185
190
195

℄ CONST. PHASE V
1" = 300'
N
0 60 300
Feet
SOUTHWEST CRESTVIEW BYPASS PHASE V AND EAST-WEST CONNECTOR
1030
1035
1040
1045
1050
1055
PARCEL G
(PARCEL 107)
TO BE DEEDED TO OKALOOSA COUNTY
FROM THE CITY OF CRESTVIEW
℄ CONST.
EAST-WEST CONNECTOR
190
195
200
205
210
215

30
35
℄ CONST.
PHASE V
220
215
1330
℄ CONST.
EAST-WEST CONNECTOR
SOUTHWEST
CRESTVIEW
BYPASS
PHASE V
AND
EAST-WEST
CONNECTOR
GRAPHIC
PARCEL 109A
TO BE ACQUIRED BY OKALOOSA COUNTY AND
CONVEYED TO THE CITY OF CRESTVIEW
AFTER CONSTRUCTION IS COMPLETE
1" = 100'
N
0 20 100
Feet


SOUTHWEST
CRESTVIEW
BYPASS
PHASE V
AND
EAST-WEST
CONNECTOR
GRAPHIC
PARCEL 142
TO BE ACQUIRED BY OKALOOSA COUNTY AND
CONVEYED TO THE CITY OF CRESTVIEW
AFTER CONSTRUCTION IS COMPLETE
N
0 20 100
Feet
1045
1050
1055
℄ CONST.
EAST-WEST CONNECTOR


SOUTHWEST
CRESTVIEW
BYPASS
PHASE V
AND
EAST-WEST
CONNECTOR
GRAPHIC
PARCEL 149
TO BE ACQUIRED BY OKALOOSA COUNTY AND
CONVEYED TO THE CITY OF CRESTVIEW
AFTER CONSTRUCTION IS COMPLETE
N
0 20 100
Feet
INGRESS/EGRESS
EASEMENT
1085
1090
1095
℄ CONST.
EAST-WEST CONNECTOR

SOUTHWEST
CRESTVIEW
BYPASS
PHASE V
AND
EAST-WEST
CONNECTOR
GRAPHIC
PARCEL 151
TO BE ACQUIRED BY OKALOOSA COUNTY AND
CONVEYED TO THE CITY OF CRESTVIEW
AFTER CONSTRUCTION IS COMPLETE
N
0
50
200
feet
1090
1095
1100
1105
1110
1115
℄ CONST
EAST-WEST CONNECTOR

N
0 5 10
Feet
SOUTHWEST
CRESTVIEW
BYPASS
PHASE V
AND
EAST-WEST
CONNECTOR
GRAPHIC
PARCEL 152
TO BE ACQUIRED BY OKALOOSA COUNTY AND
CONVEYED TO THE CITY OF CRESTVIEW
AFTER CONSTRUCTION IS COMPLETE
1115
1116
℄ CONST.
EAST-WEST CONNECTOR

℄ CONST PHASE V
1" = 300'
0 60 300
Feet
SOUTHWEST
CRESTVIEW
BYPASS
PHASE V
AND
EAST-WEST
CONNECTOR
PARCEL D
TO BE DEEDED TO OKALOOSA COUNTY
FROM THE CITY OF CRESTVIEW AND
CONVEYED TO THE CITY OF CRESTVIEW
AFTER CONSTRUCTION IS COMPLETE
℄ CONST.
EAST-WEST CONNECTOR

℄ CONST. PHASE V
1" = 300'
N
0 60 300
Feet
SOUTHWEST CRESTVIEW BYPASS PHASE V AND EAST-WEST CONNECTOR
1030
1035
1040
1045
1050
1055
PARCEL J
TO BE DEEDED TO OKALOOSA COUNTY FROM THE CITY OF CRESTVIEW AND CONVEYED TO THE CITY OF CRESTVIEW AFTER CONSTRUCTION IS COMPLETE
℄ CONST. EAST-WEST CONNECTOR
190
195
200
205
210
215

THIS INSTRUMENT PREPARED BY:
Kerry A. Parsons, Esq.
Nabors, Giblin & Nickerson, P.A.
1500 Mahan Drive, Suite 200
Tallahassee, FL 32308
(850) 224-4070

THIS INSTRUMENT IS EXEMPT FROM DOC. STAMPS AND INTANGIBLE TAXES PURSUANT TO FLORIDA STATUTE SECTIONS 201.01 AND 201.24

DEED OF CONVEYANCE BY COUNTY

THIS DEED, pursuant to Florida Statutes, Section 125.411, made this ___ day of _____, 2026 by Okaloosa County, a political subdivision of the State of Florida ("Grantor"), and City of Crestview, a municipal corporation of the state of Florida ("Grantee").

WITNESSETH that Grantor, for and in consideration of the sum of $10.00 to it in hand paid by Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, his or her heirs and assigns forever, the following described land ("the property") lying and being in Okaloosa County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED AND MADE A PART HEREOF

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

_____
Brad E. Embry, Clerk of Courts

OKALOOSA COUNTY, FLORIDA

By: _____
Robert A. "Trey" Goodwin, III
Chairman

EXHIBIT “A”

Parcel E, As Surveyed:

A parcel of land being in Section 25, Township 3 North, Range 24 West, Okaloosa County, Florida, described as follows:

COMMENCING at a 3 inch by 3 inch lite wood stake marking the southwest corner of said Section 25; thence North 02°00'00" East 293.25 feet along the west line of said Section 25 to a point on the southeasterly right of way line of Arena Road, as shown on the Right of Way Map of proposed Crestview Bypass attached hereto and made a part hereof; thence departing said west section run North 26°56'48" East 83.30 feet, along said southeasterly right of way line, to a tangent curve to the right (concave southeasterly); thence run northeasterly, along said right of way line and said curve, having a radius of 1031.83 feet, for an arc distance of 18.30 feet, through a central angle of 01°00'58", chord bearing and distance: North 27°27'17" East 18.30 feet, to a point on a tangent curve to the right (concave southeasterly), and POINT OF BEGINNING; thence run northeasterly along said right of way line and said curve, having a radius of 1,031.83 feet, for an arc distance of 652.98 feet, through a central angle of 36°15'32", chord bearing: North 46°05'31" East 642.14 feet, to end of curve; thence North 64°13'18" East 240.04 feet along said right of way line to a tangent curve to the left (concave northwesterly); thence northeasterly along said right of way line and said curve, having a radius of 1,324.55 feet, for an arc distance of 558.99 feet, through a central angle of 24°10'48", chord bearing and distance: North 52°07'52" East 554.85 feet to end of curve and the north line of the Southwest ¼ of the Southwest ¼ of said Section 25; thence departing said right of way line, run South 87°58'30" East 0.69 feet along said north line to a point on a non-tangent curve to the left (concave easterly); thence departing said north line, run southerly along said curve, having a radius of 1,288.92 feet, for an arc distance of 745.82 feet, through a central angle of 33°09'13", chord bearing and distance: South 06°00'15" West 735.46 feet to end of curve; thence South 10°34'22" East 259.03 feet; thence South 79°25'38" West 19.96 feet to a tangent curve to left (concave southeasterly); thence run southwesterly along said curve, having a radius of 2,381.83 feet, for an arc distance of 415.71 feet, through a central angle of 10°00'00", chord bearing and distance: South 74°25'38" West 415.18 feet, to end of curve; thence South 69°25'38" West 71.23 feet to a tangent curve to the right (concave northerly); thence run southwesterly along said curve, having a radius of 1,819.86 feet, for an arc distance of 484.67 feet, through a central angle of 15°15'33", chord bearing and distance: South 77°03'25" West 483.24 feet, to end of curve; thence North 17°24'55" East 176.01 feet; thence North 07°42'20" West 151.06 feet; thence North 80°46'45" West 165.44 feet to the POINT OF BEGINNING;

Containing 15.636 acres (681,109 square feet), more or less.

Staff Report

CITY COUNCIL MEETING DATE: June 22, 2026
TYPE OF AGENDA ITEM: Presentation

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	Gina Toussaint, Finance Director
DATE:	06/18/2026
SUBJECT:	Financial Update - Finance Director

BACKGROUND:
This is a presentation of the monthly financial information as required by the City Charter.

DISCUSSION:
Below, you will find the links to the May payment registers as well as the March Financial Statement and Pooled Cash CarryForward dated March 31, 2026.

Follow this link by clicking on the icon with the arrow for the March Financial Statement.
Follow this link by clicking on the icon with the arrow for the March Cash CarryForward.
Follow this link by clicking on the icon with the arrow for the May Check Registers.
Follow this link by clicking on the icon with the arrow for the May Amazon Registers.

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

For informational purposes.

RECOMMENDED ACTION

No action required.

Attachments

None

CITY OF CRESTVIEW Item # 12.2.

Staff Report

CITY COUNCIL MEETING DATE: June 22, 2026
TYPE OF AGENDA ITEM: Presentation

TO:	Mayor and City Council
CC:	City Manager, City Clerk, Staff and Attorney
FROM:	
DATE:	
SUBJECT:	City Manager Updates

BACKGROUND:

DISCUSSION:

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

RECOMMENDED ACTION

Staff respectfully requests a motion

Attachments

None