



CITY of CRESTVIEW

PLANNING AND DEVELOPMENT BOARD

August 3, 2026
6:00 PM
COUNCIL CHAMBERS

1 **Call to Order**

2 **Pledge of Allegiance**

3 **Approve Agenda**

4 **Public Opportunity to speak on Agenda items**

5 **Consent Agenda**

5. Approval of the minutes from the June 1, 2026, Planning and Development Board meeting.

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

6. 6.2 Ordinance 2027 Third Avenue Annexation

6. 6.3 Ordinance 2028 Third Avenue Comp Plan Amendment

6. 6.4 Ordinance 2029 Third Avenue Rezoning

6. 6.5 Ordinance 2030 Garden Street Rezoning

6. 6.7 Ordinance 2032 Harrisburg Estates Rezoning

7 **Ordinances**

8 **Final Plats and PUDS**

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

10 **Action Items**

11 **Director Report**

12 **Comments from the Audience**

13 **Adjournment**

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



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: August 3, 2026

TYPE OF AGENDA ITEM: Action Item

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 07/09/2026
SUBJECT: Approval of the minutes from the June 1, 2026, Planning and Development Board meeting.

BACKGROUND:

The draft meeting minutes were distributed before the scheduled meeting.

DISCUSSION:

These minutes are from the meeting that was held on June 1, 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

Communication- To engage, inform and educate public and staff

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

Community Character- Promote desirable growth with a hometown atmosphere

Safety- Ensure the continuous safety of citizens and visitors

Mobility- Provide safe, efficient and accessible means for mobility

Opportunity- Promote an environment that encourages economic and educational opportunity

Play- Expand recreational and entertainment activities within the City

Community Culture- Develop a specific identity for Crestview

FINANCIAL IMPACT

N/A

RECOMMENDED ACTION

Staff respectfully requests approval of the minutes from the Planning and Development Board meeting on June 1, 2026.

Attachments

1. 06012026 Planning & Development Board DRAFT Minutes

ORDINANCE:

Planning and Development Board
DRAFT Minutes
June 1, 2026
6:00 PM

1 Call to Order

Chair M. Roy called the Regular Meeting of the Crestview Planning and Development Board to order at 6:00 p.m. Members present were: Vice Chair Mario Werth, Joseph Warren, , Mr. Follmar, and alternates Robert Bounds and Josh Molyneux. The City Clerk, Natasha Peacock, and staff members were present. Mr. Larry Medlock was not in attendance.

2 Pledge of Allegiance

Chair Roy led the Pledge of Allegiance.

3 Approve Agenda

Chair M. Roy requested that the Board approve the Agenda.

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

Roll Call: Ayes: Michael Roy, Joseph Warren, Brian Follmar, Robert Bounds, Mario Werth. Nays: None. All yeas, motion carried.

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

5.1 Approval of the minutes for the April 6, 2026, Planning and Development Board Meeting.

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

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

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

6 Ordinance on 1st reading/ Public Hearing

6.1 Ordinance 2021 Antioch Road Comp Plan Amendment

Planning Administrator Dawn Barnes informed the board that on April 20, 2026, staff received an application to amend the comprehensive plan and zoning designations for property located on Antioch Road. The subject property is currently located within the city limits of Crestview with future land use designations of Commercial (C) and Residential (R). and zoning designations of Commercial High-Intensity District (C-2) and Single-Family Medium-Density Dwelling District (R-2). The application requests the Commercial (C) future land use designation for the portion of the property that has a future land use designation of Residential (R). The request for a comprehensive plan amendment will be presented to the City Council via Ordinance 2021 on June 8, 2026, for the first reading. 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. 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.

Ms. Barnes asked the City Clerk to read Ordinance 2021 by title.

City Clerk, Natasha Peacock, read Ordinance 2021 by title:

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.

Ms. Barnes then asked for a recommendation from the Board to the City Council to adopt Ordinance 2021.

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

Brief discussion ensued.

A motion was made by Mr. Warren and seconded by Mr. Werth to approve Ordinance 2021 to move to the City Council for approval.

Roll Call: Ayes: Michael Roy, Joseph Warren, Robert Bounds, Brian Follmar, Mario Werth. Nays: None. All yeas, motion carried.

6.2 Ordinance 2022 Antioch Road Rezoning

Planning Administrator Dawn Barnes informed the board that on April 20, 2026, staff received an application to amend the comprehensive plan and zoning designations for property located on Antioch Road. The subject property is currently located within the city limits of Crestview with future land use designations of Commercial (C) and Residential (R). and zoning designations of Commercial High-Intensity District (C-2) and Single-Family Medium-Density Dwelling District (R-2). The application requests the Commercial High-Intensity District (C-2) zoning designation for the portion of the property that has a zoning designation of Single-Family Medium-Density Dwelling District (R-2). The request for rezoning will be presented to City Council via Ordinance 2022 on June 8, 2026 for the first reading. 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. She then asked the City Clerk to read the Ordinance by title.

City Clerk Natasha Peacock read Ordinance 2022 by title:

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.

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

A motion was made by Mr. Warren and seconded by Mr. Werth to approve Ordinance 2022 to move to the City Council for approval.

Roll Call: Ayes: Michael Roy, Joseph Warren, Brian Follmar, Mario Werth. Nays: Robert Bounds. All yeas, motion carried.

6.3 Ordinance 2023 Live Oak Church Road Annexation

Planning Administrator Dawn Barnes informed the Board that on April 30, 2026, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 4780 Live Oak Church Road. The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Mixed-Use. The request for voluntary annexation will be presented to City Council via Ordinance 2023 on June 8, 2026 for the first reading. 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. She then asked the City Clerk to read Ordinance 2023 by title.

City Clerk Natasha Peacock read Ordinance 2023 by title:

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.

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

A motion was made by Mr. Werth and seconded by Mr. Bounds to approve Ordinance 2023 to move to the City Council for approval.

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

6.4 Ordinance 2024 Live Oak Church Road Comp Plan Amendment

Planning Administrator Dawn Barnes informed the Board that on April 30, 2026, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 4780 Live Oak Church Road. The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Mixed-Use. The application requests the Mixed-Use (MU) future land use designation for the property. The request for a comprehensive plan amendment will be presented to the City Council via Ordinance 2024 on June 8, 2026, for the first reading. She then asked the City Clerk to read Ordinance 2024 by title.

City Clerk Natasha Peacock read Ordinance 2024 by title:

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.

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

A motion was made by Mr. Warren and seconded by Mr. Werth to approve Ordinance 2024 to move to the City Council for approval.

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

6.5 Ordinance 2025 Live Oak Church Road Rezoning

Planning Administrator Dawn Barnes informed the Board that on April 30, 2026, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 4780 Live Oak Church Road. The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Mixed-Use. The application requests the Mixed-Use (MU) zoning designation for the property. The request for rezoning will be presented to the City Council via Ordinance 2025 on June 8, 2026, for the first reading. She then asked the City Clerk to read Ordinance 2025 by title.

City Clerk Natasha Peacock read Ordinance 2025 by title:

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.

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

A motion was made by Mr. Werth and seconded by Mr. Bounds to approve Ordinance 2025 to move to the City Council for approval.

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

7 Ordinances

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

11 Director Report

12 Comments from the Audience

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

13 Adjournment

Chair M. Roy adjourned the meeting at 6:13 p.m.

Minutes approved this __ day of __, 2026.

Michael Roy, Chair

Natasha S. Peacock
City Clerk CMC

Proper Notice having been duly given



Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: August 3, 2026

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 07/30/2026
SUBJECT: 6.2 Ordinance 2027 Third Avenue Annexation

BACKGROUND:

On June 18, 2026 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 2109 Third Avenue.

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

The request for voluntary annexation will be presented to City Council via Ordinance 2027 on August 10, 2026 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: ST THOMAS DEVELOPMENT CO LLC
Parcel ID: 04-3N-23-1840-0002-006A
Site Size: 0.57 acres
Current FLU: Okaloosa County Mixed-Use
Current Zoning: Okaloosa County Mixed-Use
Current Land Use: Single-Family

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

Direction	FLU	Zoning	Existing Use
North	Commercial (C)	Commercial High-Intensity District (C-2)	Commercial
East	Commercial (C)	Commercial Low-Intensity District (C-1)	Commercial
South	Okaloosa County Mixed-Use	Okaloosa County Mixed-Use	Residential
West	Commercial (C)	Commercial Low-Intensity District (C-1)	Vacant

The subject property is currently developed for residential use 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 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 July 13, 2026. A letter was sent via certified mail to the Okaloosa Board of County Commissioners on July 23, 2026. The property was posted on July 21, 2026. An advertisement ran in the Crestview News Bulletin on July 23 & 30, 2026.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows.

Foundational – these are the four areas of focus that make up the necessary foundation of a successful local government.

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The fees for annexation were \$1,200. The cost of advertising was \$552.50.

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

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 2027.

Attachments

1. Exhibit Packet - Third Ave

ORDINANCE: 2027

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 0.57 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 4, 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 # 04-3N-23-1840-0002-006A (Deed recorded in Book 2758, page 397, dated December 22, 2006)

East ½ of Lot 6, Block 2, Oakdale Miniature-Farms, according to the map or plat thereof as recorded in Plat Book 1, Page(s) 129, Public Records of Okaloosa County, Florida, together with adjacent vacated alley.

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.

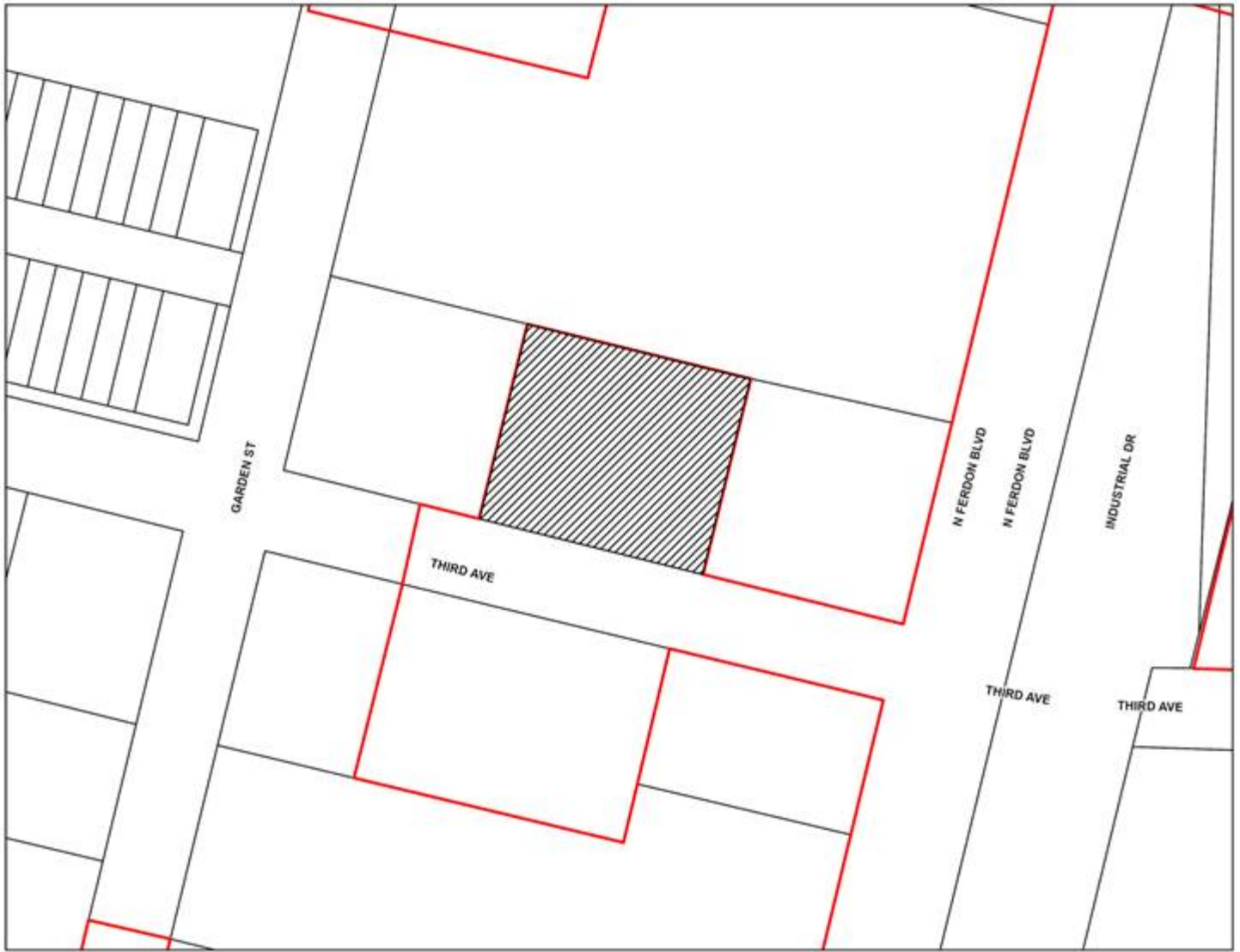
Passed and adopted on second reading by the City Council of Crestview, Florida on the 24th day of August, 2026.

ATTEST:

Natasha Peacock
City Clerk

Approved by me this 24th day of August, 2026.

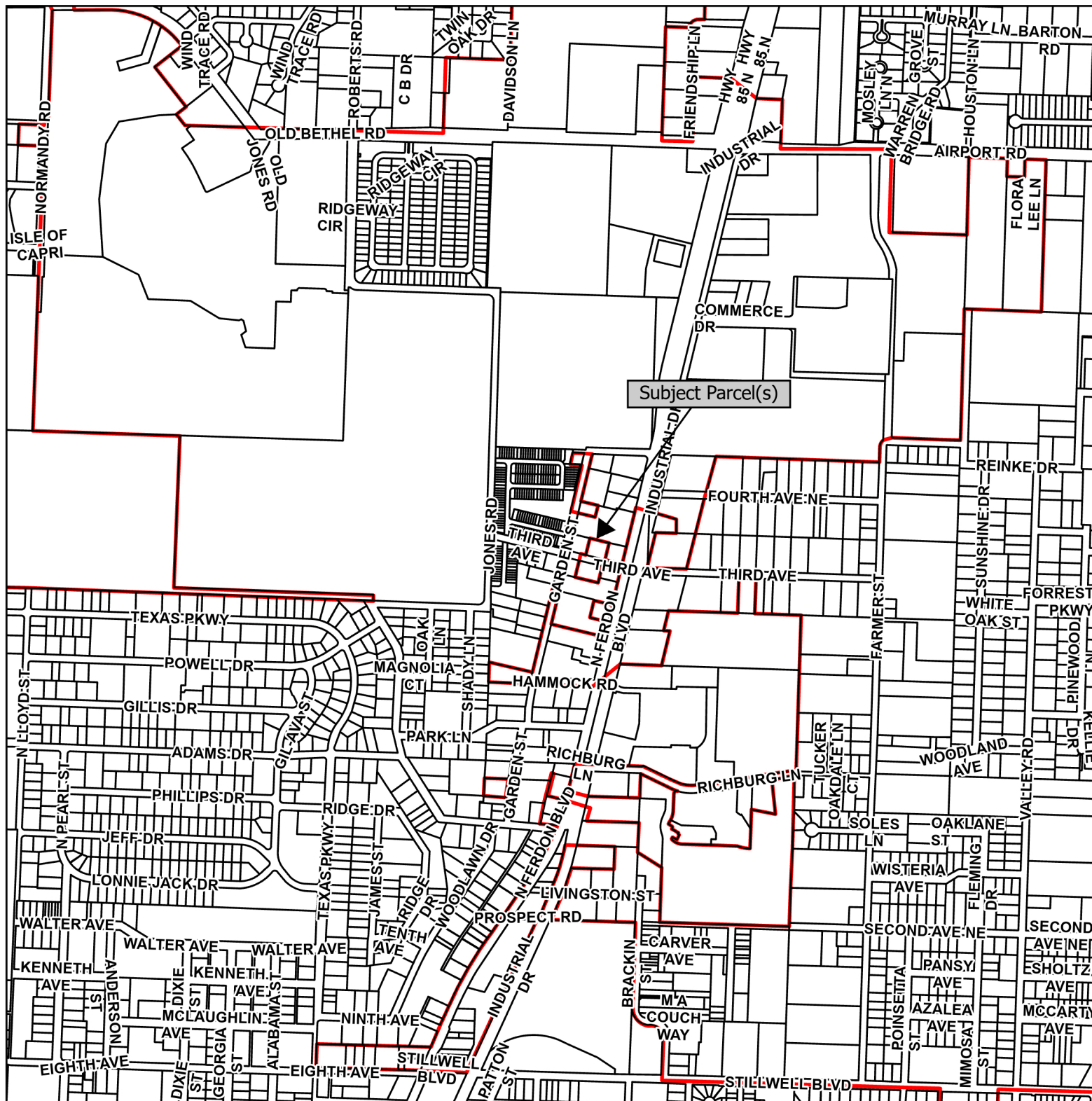
J. B. Whitten
Mayor



Vicinity Map



Not to Scale



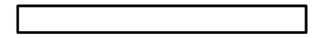
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Existing Use

N



0 110 220



Feet

Legend

- Subject Parcel(s)
- City Limits
- Use Description**
- CHURCHES
- FINANCIAL BLDG
- GYM/FITNESS
- MUNICIPAL
- NO AG ACREAGE
- OFFICE BUILDINGS
- PRVT SCHL/DAY CARE
- RES COMMON AREA
- RESTAURANT/CAFE
- RIGHTS-OF-WAY
- SERVICE SHOP
- SINGLE FAMILY
- STORES, 1 STORY
- VAC TWNHSE LAND
- VACANT
- VACANT COMMERCIAL
- VACANT/COMM/XFOB
- VEH SALE/REPAIR
- WAREHOUSE-STORAGE

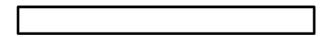


Current Future Land Use

N



0 145 290



Feet

Legend

 Subject Parcel(s)

 City Limits

City Future Land Use

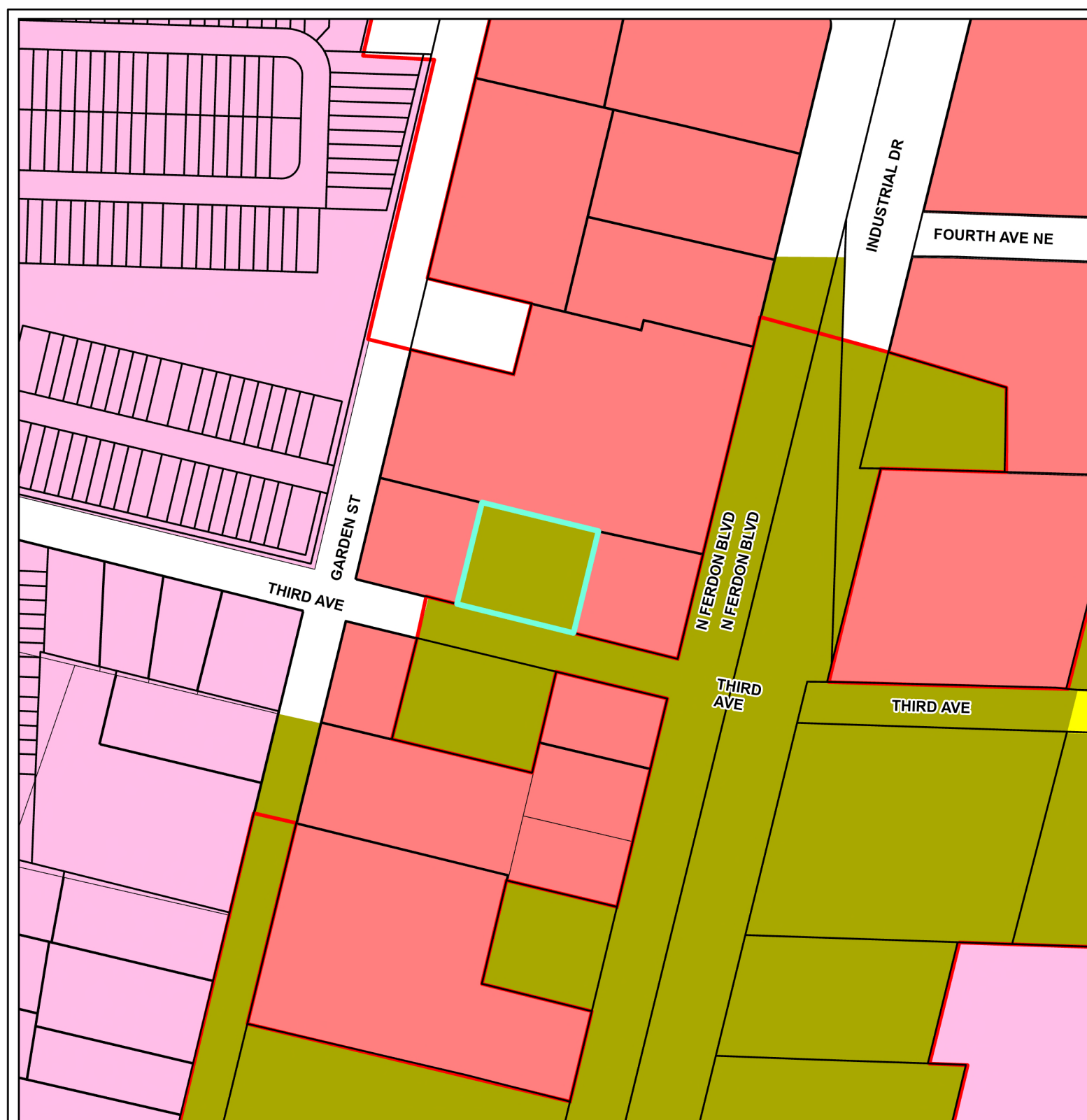
 Commercial (C)

 Mixed Use (MU)

County Future Land Use

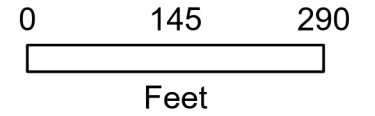
 Low Density Residential

 Mixed Use (MU)



Proposed Future Land Use

N



Legend

 Subject Parcel(s)

 City Limits

City Future Land Use

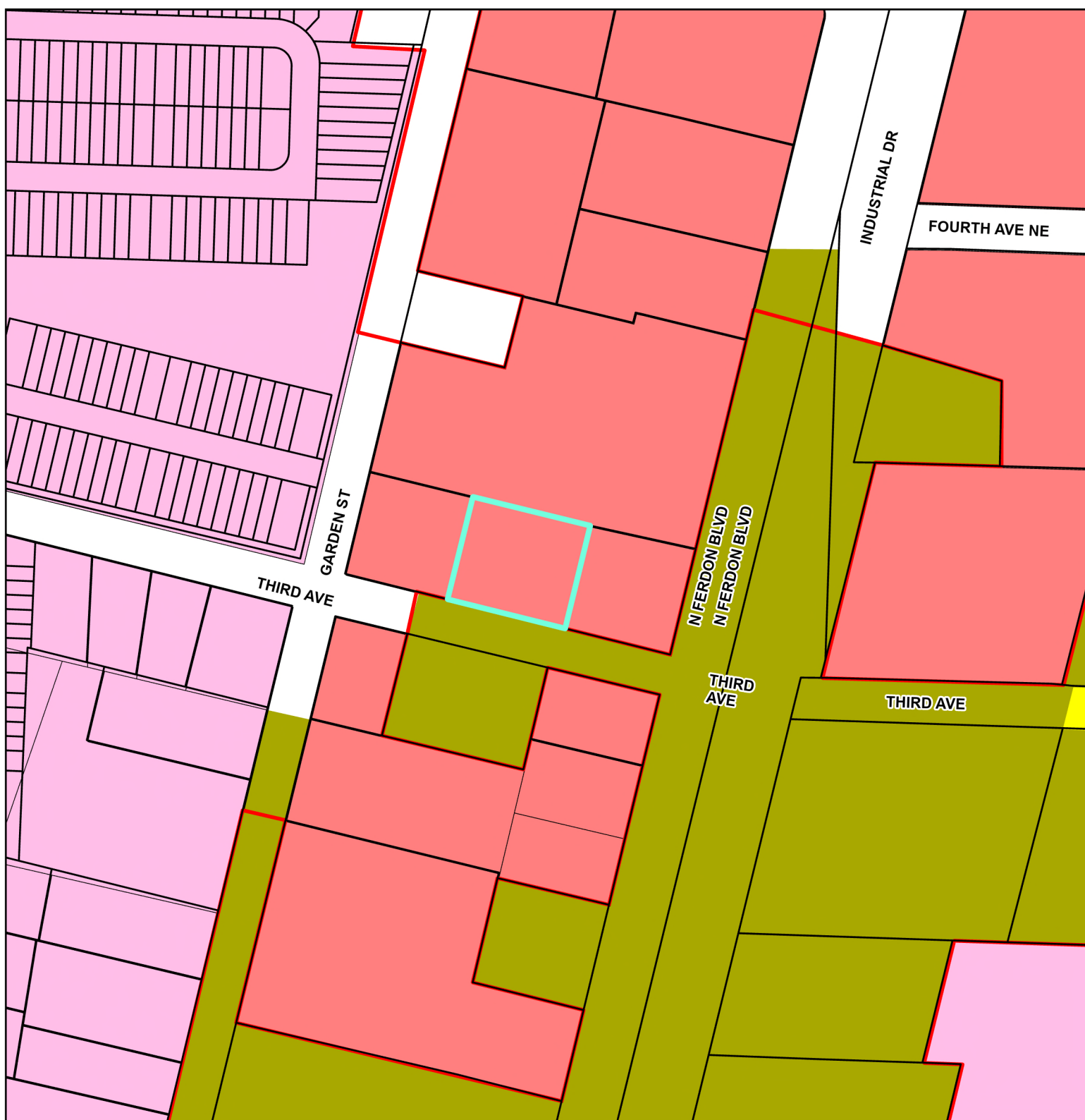
 Commercial (C)

 Mixed Use (MU)

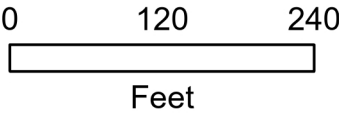
County Future Land Use

 Low Density Residential (LDR)

 Mixed Use (MU)



Current
Zoning



Legend

 Subject Parcel(s)

 City Limits

City Zoning

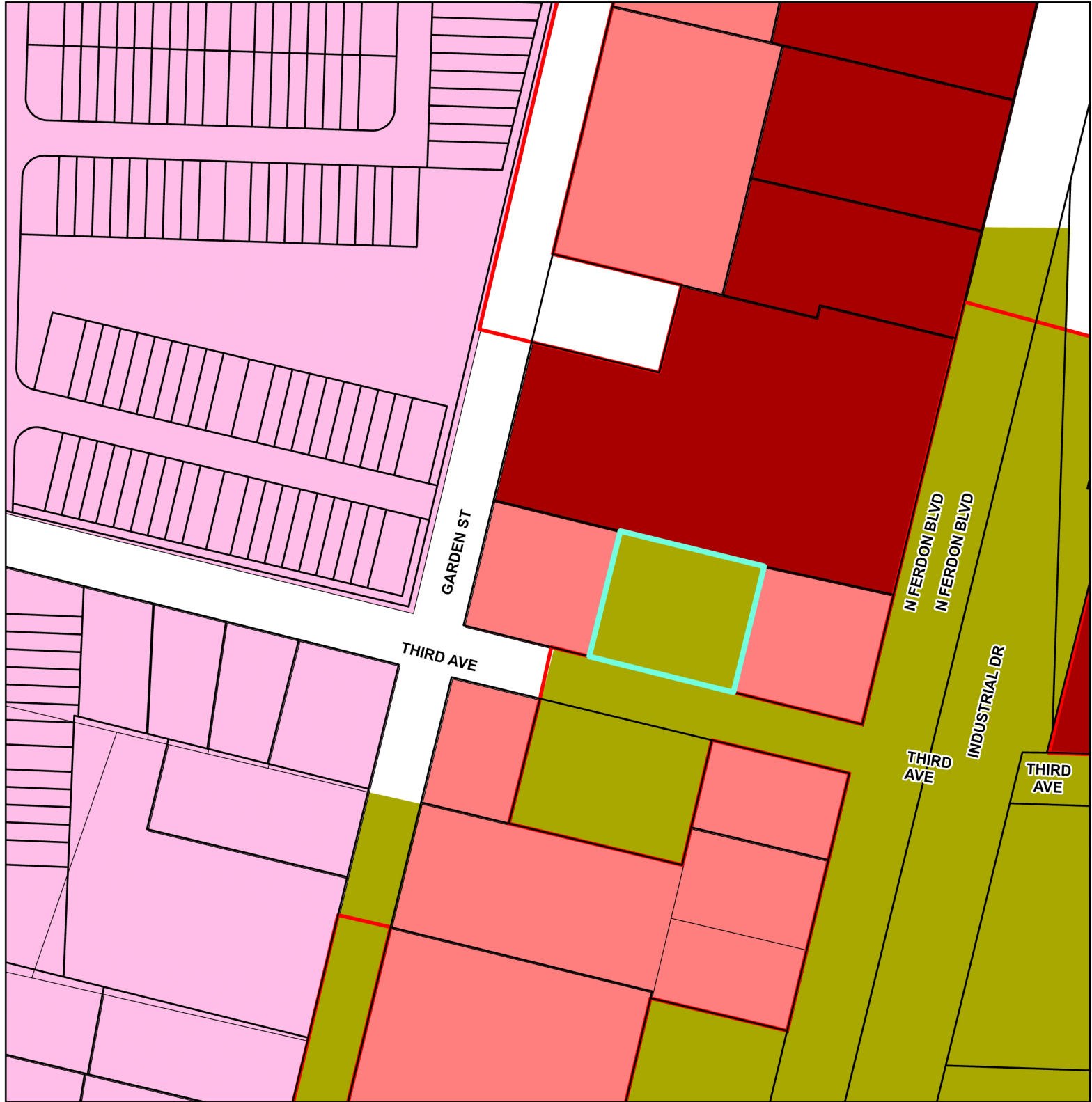
 Mixed Use (MU)

 Commercial (C-1)

 Commercial (C-2)

County Zoning

 Mixed Use (MU)



Proposed Zoning

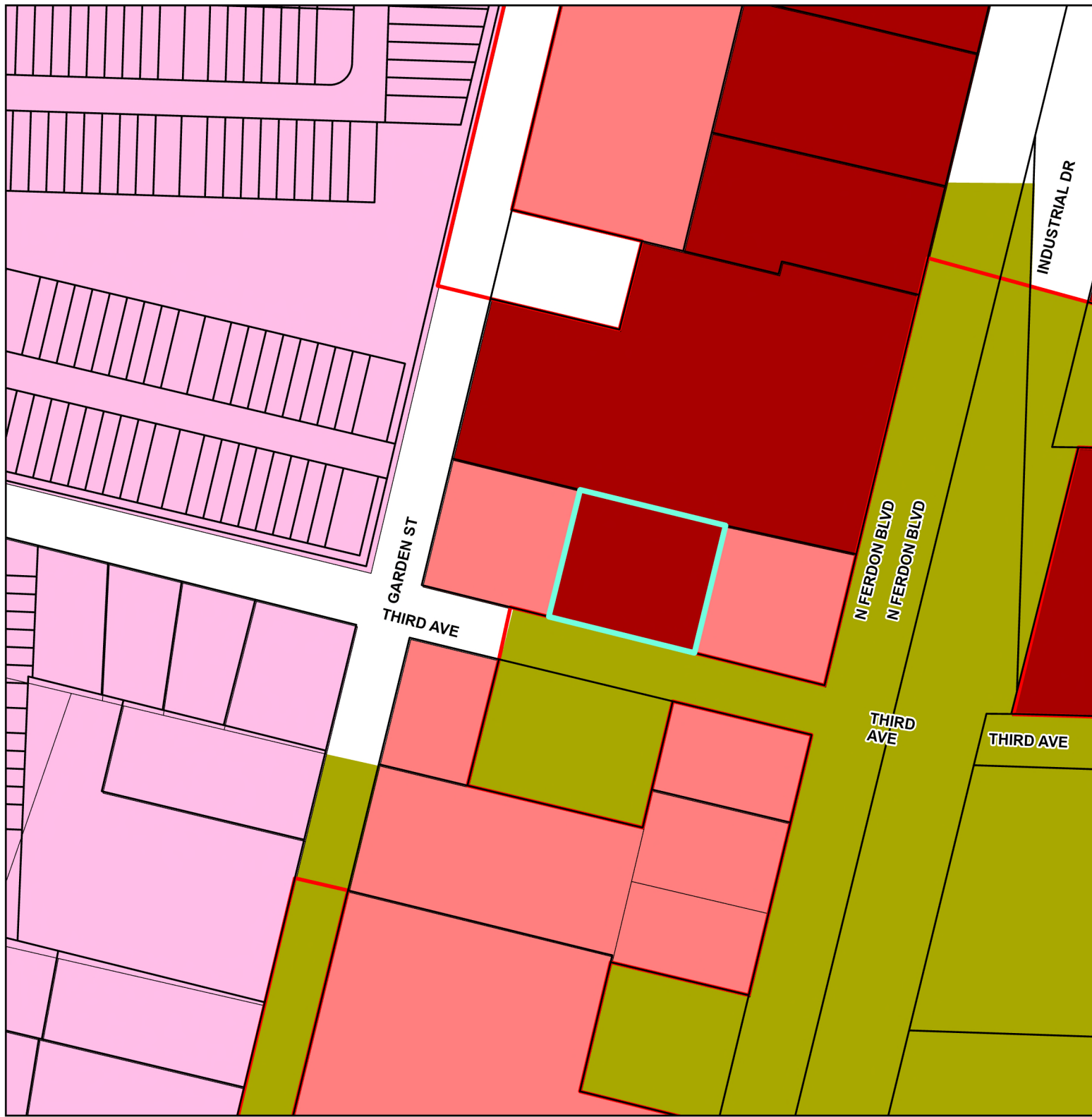
N



0 120 240
Feet

Legend

- Subject Parcel(s)
- City Limits
- City Zoning**
 - Mixed Use (MU)
 - Commercial (C-1)
 - Commercial (C-2)
- County Zoning**
 - Mixed Use (MU)





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: August 3, 2026

TYPE OF AGENDA ITEM: Ordinance

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 07/30/2026
SUBJECT: 6.3 Ordinance 2028 Third Avenue Comp Plan Amendment

BACKGROUND:

On June 18, 2026 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 2109 Third Avenue.

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 Commercial (C) future land use designation for the property.

The request for a comprehensive plan amendment will be presented to City Council via Ordinance 2028 on August 10, 2026 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: ST THOMAS DEVELOPMENT CO LLC
Parcel ID: 04-3N-23-1840-0002-006A
Site Size: 0.57 acres
Current FLU: Okaloosa County Mixed-Use
Current Zoning: Okaloosa County Mixed-Use
Current Land Use: Single-Family

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

Direction	FLU	Zoning	Existing Use
North	Commercial (C)	Commercial High-Intensity District (C-2)	Commercial
East	Commercial (C)	Commercial Low-Intensity District (C-1)	Commercial
South	Okaloosa County Mixed-Use	Okaloosa County Mixed-Use	Residential
West	Commercial (C)	Commercial Low-Intensity District (C-1)	Vacant

The subject property is currently developed for residential use 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 July 13, 2026. The property was posted on July 21, 2026. An advertisement ran in the Crestview News Bulletin on July 23 & 30, 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 were included in the annexation fees. There is no additional cost of advertising as the comprehensive plan amendment request was included in the advertisement for annexation.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 2028.

Attachments

1. Exhibit Packet - Third Ave

ORDINANCE: 2028

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 COMMERCIAL (C) ON APPROXIMATELY 0.57 ACRES, MORE OR LESS, IN SECTION 4, 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 Commercial (C) on a parcel of land containing 0.57 acres, more or less, lying within the corporate limits of the City; and
- E. This amendment is consistent with the adopted Comprehensive Plan and is in the best interests of the City and its citizens.

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

SECTION 4 – FUTURE LAND USE MAP AMENDMENT. The Future Land Use Map is amended by changing the future land use category of a parcel containing approximately 0.57 acres of land, more or less, from Okaloosa County Mixed-Use to Commercial (C). For the purposes of this Ordinance and Comprehensive Plan Amendment, the 0.57 acres, more or less, is known as Parcel 04-3N-23-1840-0002-006A and commonly described as:

East ½ of Lot 6, Block 2, Oakdale Miniature-Farms, according to the map or plat thereof as recorded in Plat Book 1, Page(s) 129, Public Records of Okaloosa County, Florida, together with adjacent vacated alley.

The Commercial (C) Future Land Use Category is hereby imposed on Parcel 04-3N-23-1840-0002-006A. 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 04-3N-23-1840-0002-006A 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 24th day of August, 2026.

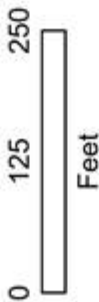
ATTEST:

Natasha Peacock
City Clerk

Approved by me this 24th day of August, 2026.

J. B. Whitten
Mayor

Adopted Future Land Use



Legend

 Subject Parcel(s)

 City Limits

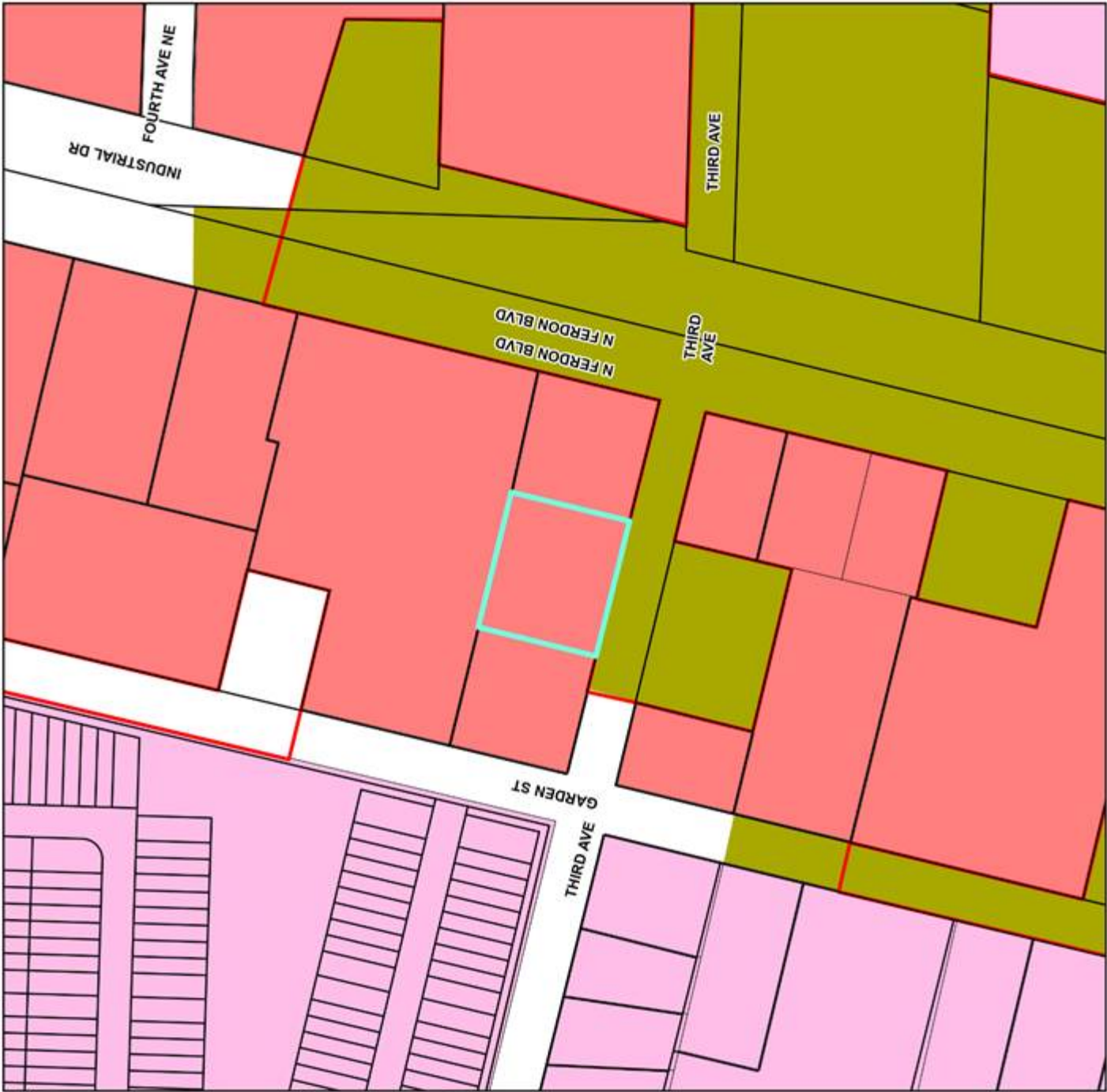
 City Future Land Use

 Commercial (C)

 Mixed Use (MU)

 County Future Land Use

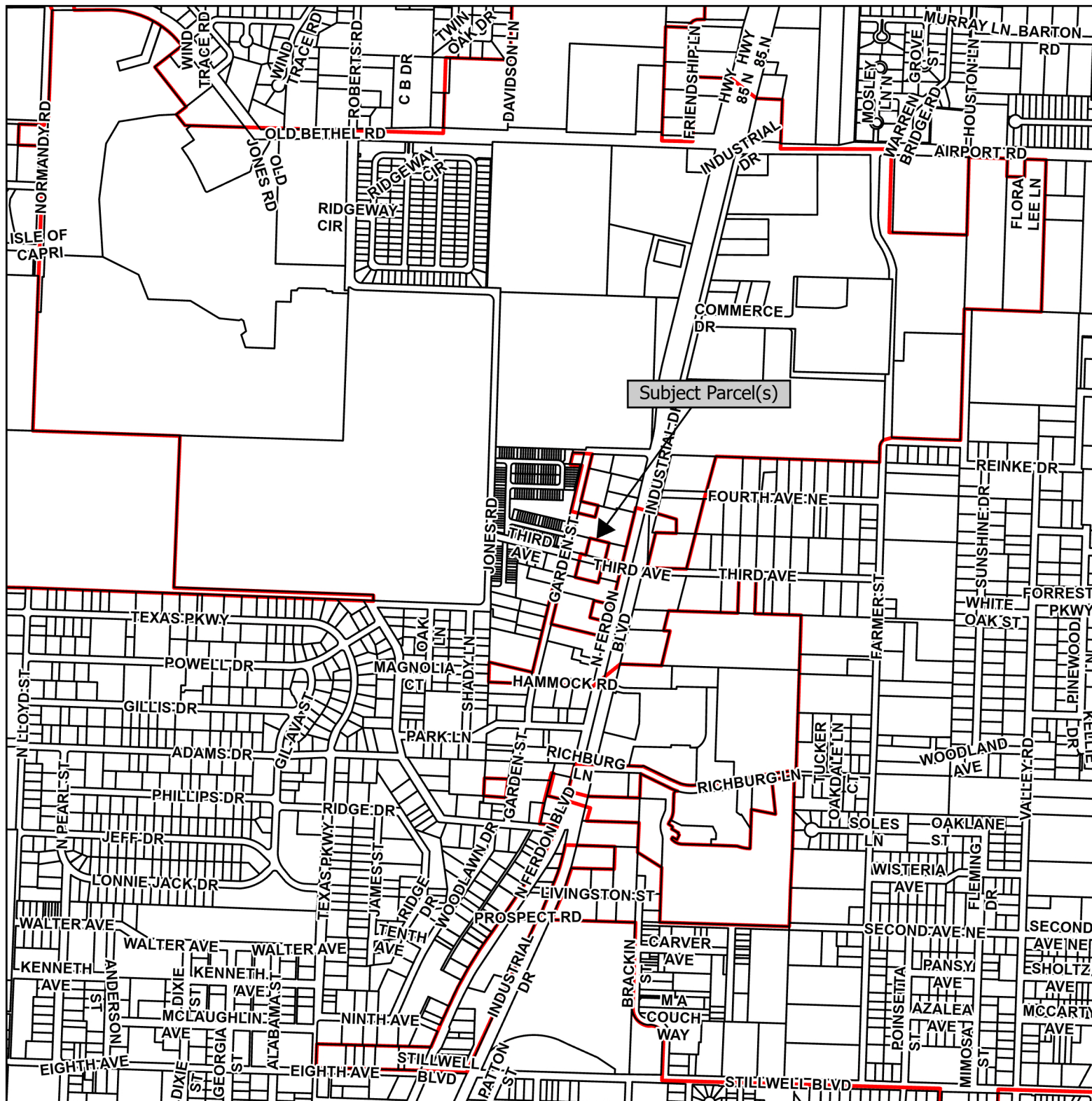
 Mixed Use (MU)



Vicinity Map



Not to Scale



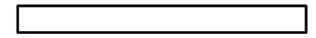
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Existing Use

N



0 110 220



Feet

Legend

Subject Parcel(s)

City Limits

Use Description

CHURCHES

FINANCIAL BLDG

GYM/FITNESS

MUNICIPAL

NO AG ACREAGE

OFFICE BUILDINGS

PRVT SCHL/DAY CARE

RES COMMON AREA

RESTAURANT/CAFE

RIGHTS-OF-WAY

SERVICE SHOP

SINGLE FAMILY

STORES, 1 STORY

VAC TWNHSE LAND

VACANT

VACANT COMMERCIAL

VACANT/COMM/XFOB

VEH SALE/REPAIR

WAREHOUSE-STORAGE

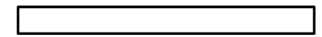


Current Future Land Use

N



0 145 290



Feet

Legend

 Subject Parcel(s)

 City Limits

City Future Land Use

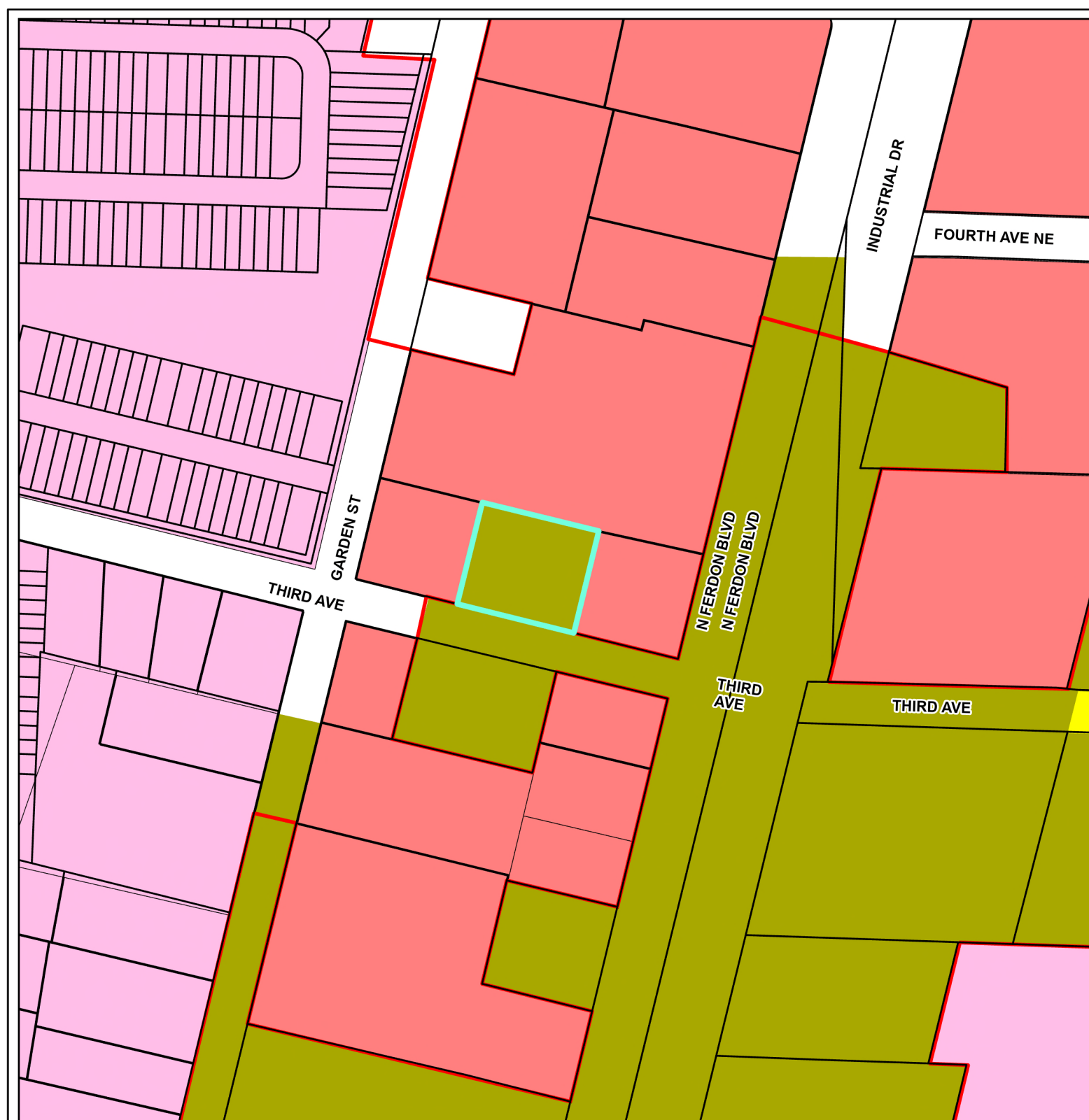
 Commercial (C)

 Mixed Use (MU)

County Future Land Use

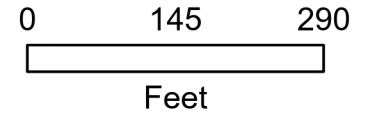
 Low Density Residential

 Mixed Use (MU)



Proposed Future Land Use

N



Legend

 Subject Parcel(s)

 City Limits

City Future Land Use

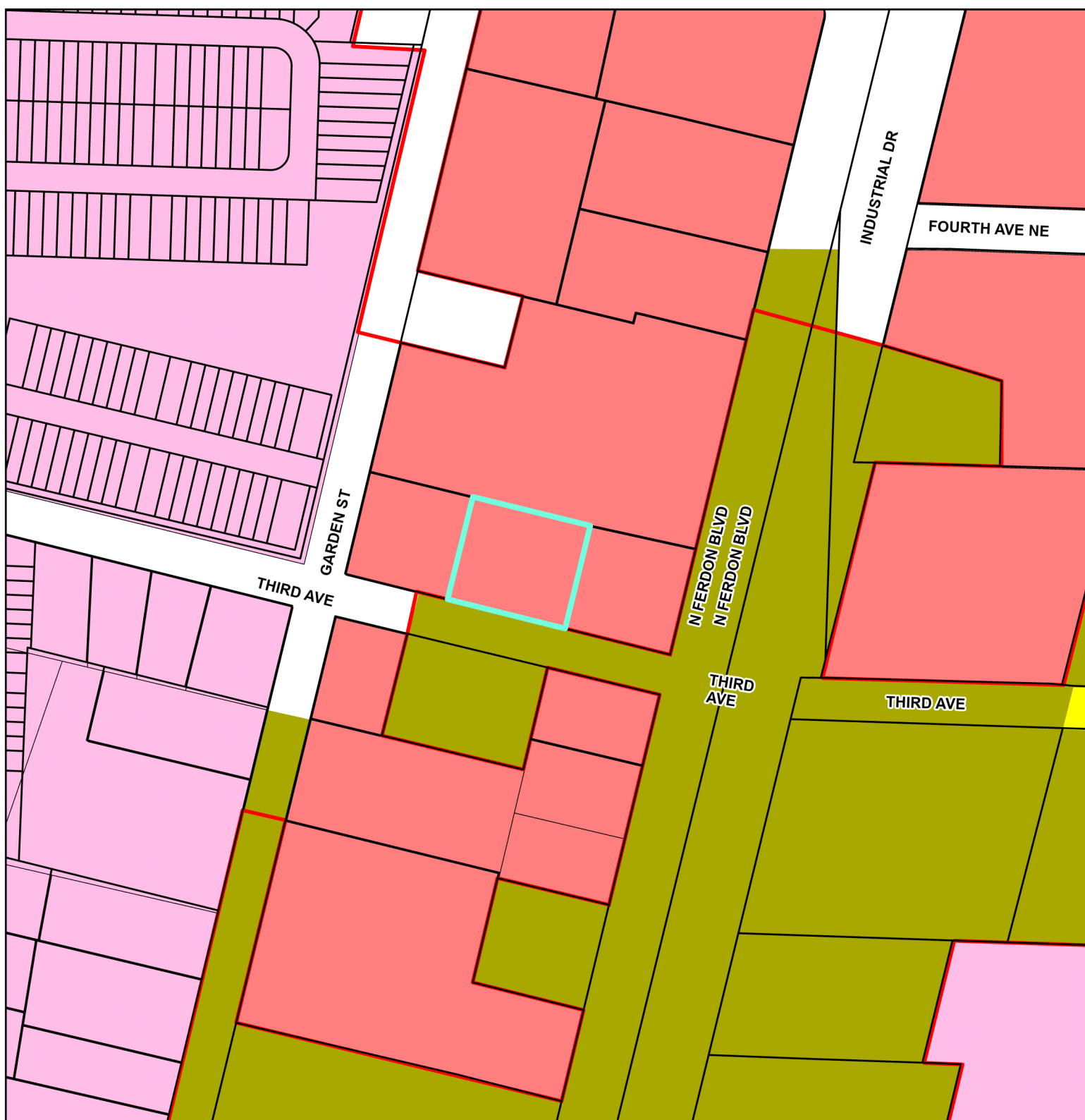
 Commercial (C)

 Mixed Use (MU)

County Future Land Use

 Low Density Residential (LDR)

 Mixed Use (MU)

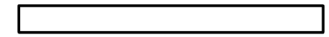


Current Zoning

N



0 120 240



Feet

Legend

 Subject Parcel(s)

 City Limits

City Zoning

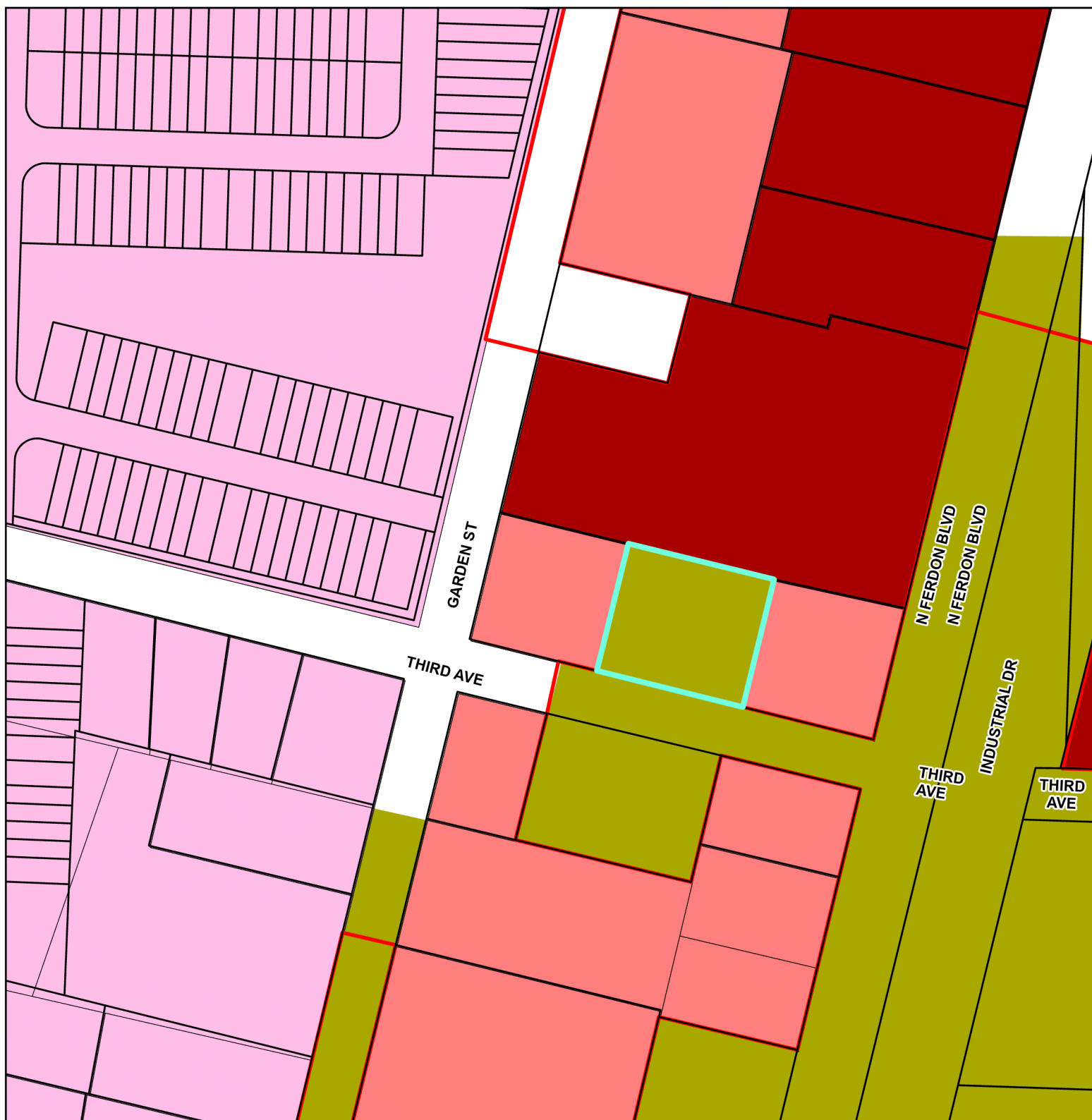
 Mixed Use (MU)

 Commercial (C-1)

 Commercial (C-2)

County Zoning

 Mixed Use (MU)



Proposed Zoning

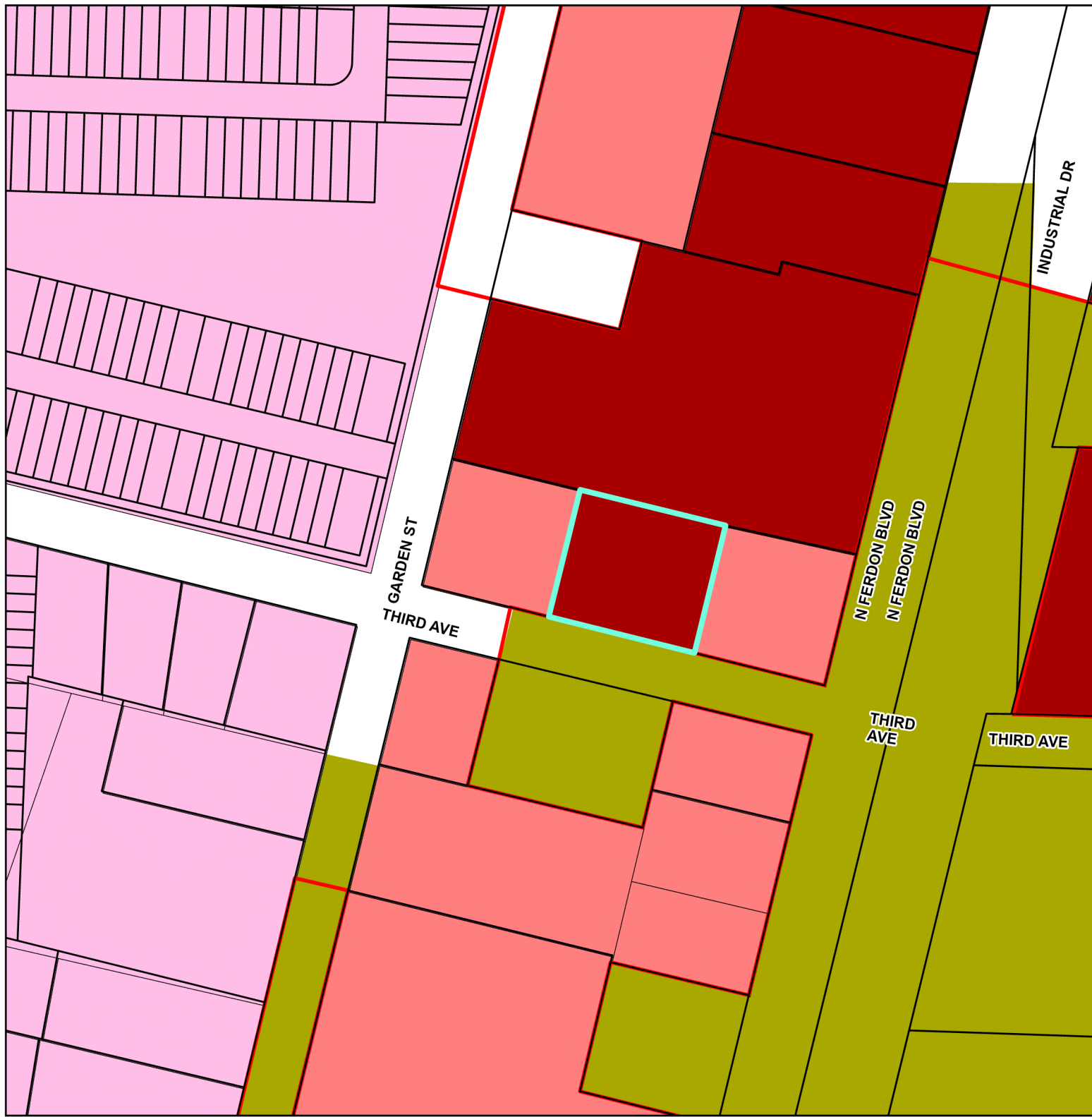
N



0 120 240
Feet

Legend

-  Subject Parcel(s)
-  City Limits
- City Zoning**
 -  Mixed Use (MU)
 -  Commercial (C-1)
 -  Commercial (C-2)
- County Zoning**
 -  Mixed Use (MU)





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: August 3, 2026

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 07/30/2026
SUBJECT: 6.4 Ordinance 2029 Third Avenue Rezoning

BACKGROUND:

On June 18, 2026 staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 2109 Third Avenue.

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 Commercial High-Intensity District (C-2) zoning designation for the property.

The request for rezoning will be presented to City Council via Ordinance 2029 on August 10, 2026 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: ST THOMAS DEVELOPMENT CO LLC
Parcel ID: 04-3N-23-1840-0002-006A
Site Size: 0.57 acres
Current FLU: Okaloosa County Mixed-Use
Current Zoning: Okaloosa County Mixed-Use
Current Land Use: Single-Family

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

Direction	FLU	Zoning	Existing Use
North	Commercial (C)	Commercial High-Intensity District (C-2)	Commercial
East	Commercial (C)	Commercial Low-Intensity District (C-1)	Commercial
South	Okaloosa County Mixed-Use	Okaloosa County Mixed-Use	Residential
West	Commercial (C)	Commercial Low-Intensity District (C-1)	Vacant

The subject property is currently developed for residential use 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 July 13, 2026. The property was posted on July 21, 2026. An advertisement ran in the Crestview News Bulletin on July 23 & 30, 2026.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows.

Foundational – these are the four areas of focus that make up the necessary foundation of a successful local government.

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The fees for the rezoning request were included in the annexation fees. There is no additional cost of advertising as the rezoning request was included in the advertisement for annexation.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 2029.

Attachments

1. Exhibit Packet - Third Ave

ORDINANCE: 2029

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 0.57 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED-USE (MU) ZONING DISTRICT TO THE COMMERCIAL HIGH-INTENSITY DISTRICT (C-2) 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 0.57 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 0.57 acres, more or less, being formerly zoned Okaloosa County Mixed-Use with the Commercial (C) Future Land Use Map designation recently ratified by the City Council through adoption of Ordinance 2028, is hereby rezoned to Commercial High-Intensity District (C-2) to wit:

PIN # 04-3N-23-1840-0002-006A

East ½ of Lot 6, Block 2, Oakdale Miniature-Farms, according to the map or plat thereof as recorded in Plat Book 1, Page(s) 129, Public Records of Okaloosa County, Florida, together with adjacent vacated alley.

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 # 2028 and becomes legally effective.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 24th day of August, 2026.

ATTEST:

Natasha Peacock
City Clerk

Approved by me this 24th day of August, 2026.

J. B. Whitten
Mayor

Adopted Zoning



Subject Parcel(s)

City Limits

County Zoning

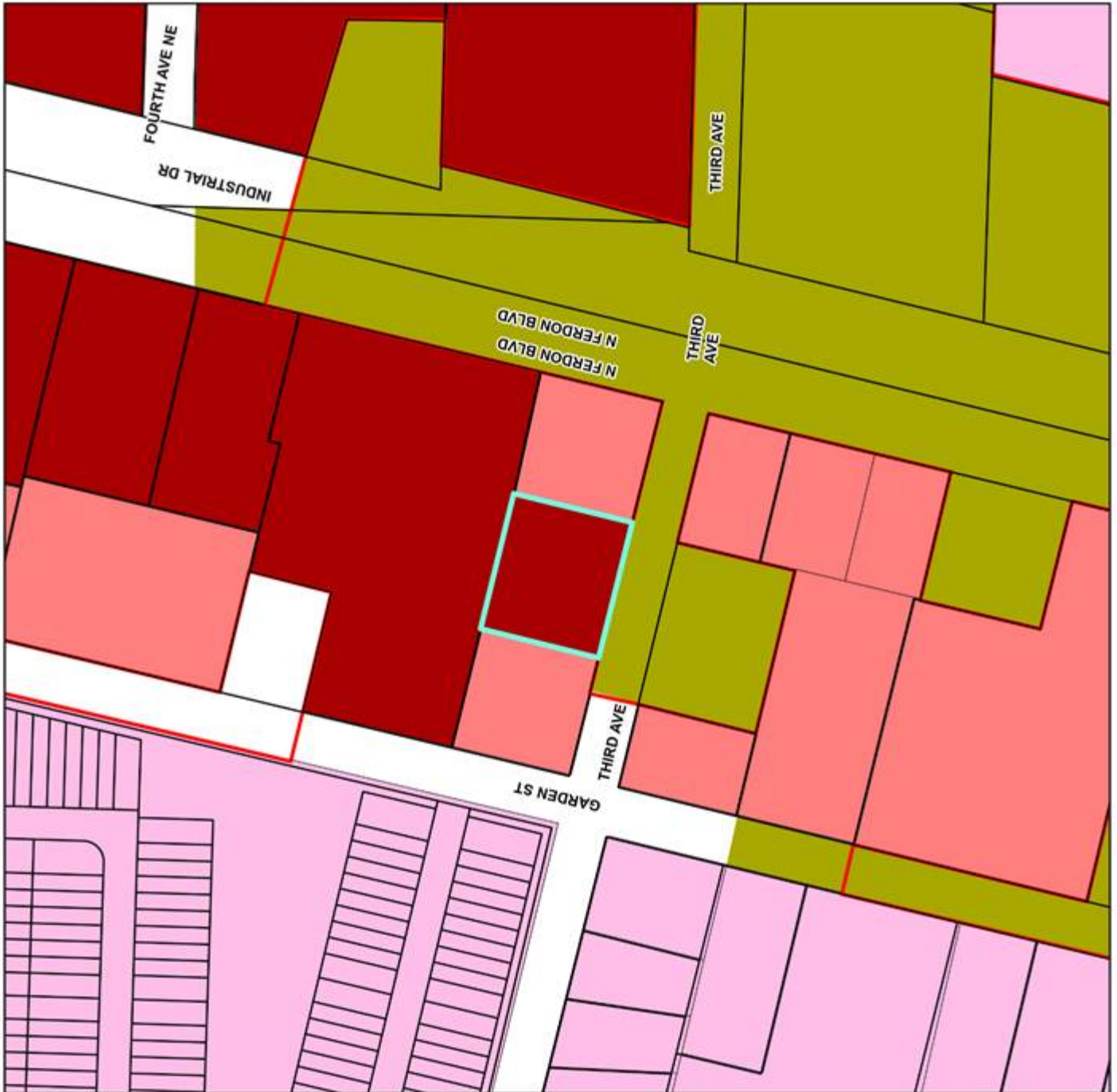
Mixed Use (MU)

City Zoning

Mixed Use (MU)

Commercial (C-1)

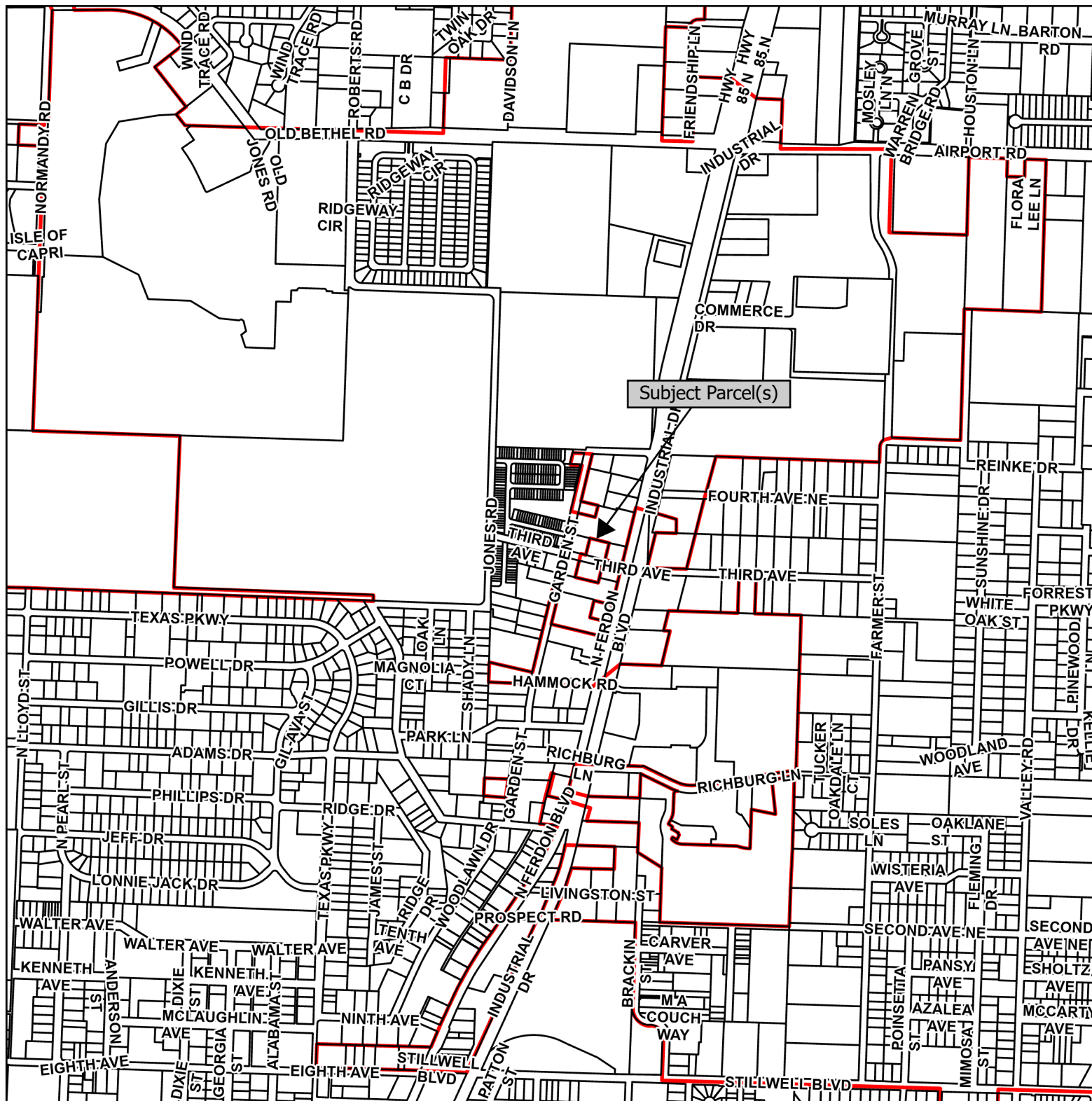
Commercial (C-2)



Vicinity Map



Not to Scale

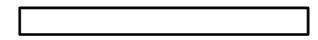


Existing Use

N



0 110 220



Feet

Legend

- Subject Parcel(s)
- City Limits
- Use Description**
- CHURCHES
- FINANCIAL BLDG
- GYM/FITNESS
- MUNICIPAL
- NO AG ACREAGE
- OFFICE BUILDINGS
- PRVT SCHL/DAY CARE
- RES COMMON AREA
- RESTAURANT/CAFE
- RIGHTS-OF-WAY
- SERVICE SHOP
- SINGLE FAMILY
- STORES, 1 STORY
- VAC TWNHSE LAND
- VACANT
- VACANT COMMERCIAL
- VACANT/COMM/XFOB
- VEH SALE/REPAIR
- WAREHOUSE-STORAGE

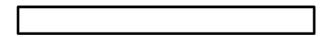


Current Future Land Use

N



0 145 290



Feet

Legend

 Subject Parcel(s)

 City Limits

City Future Land Use

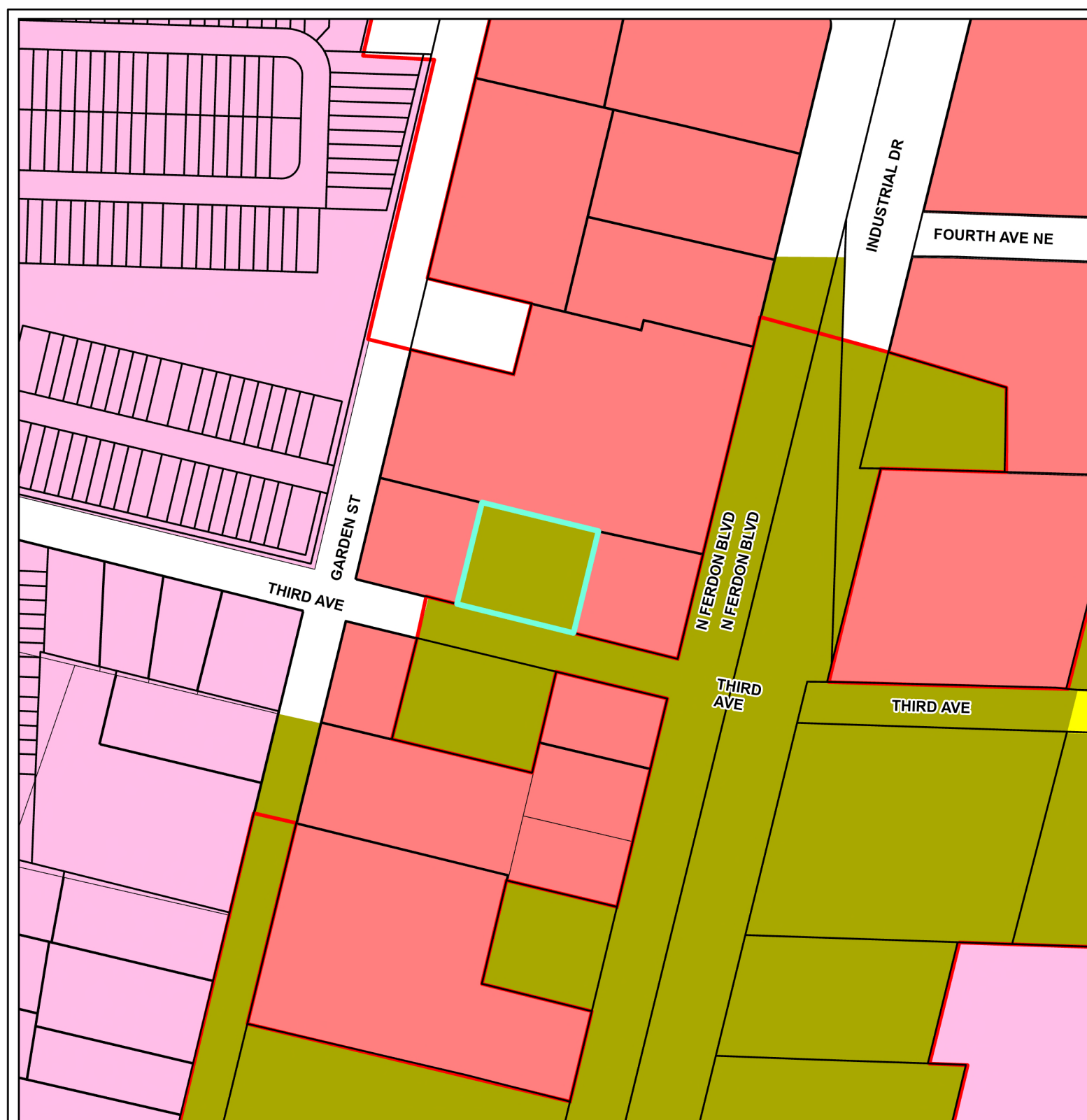
 Commercial (C)

 Mixed Use (MU)

County Future Land Use

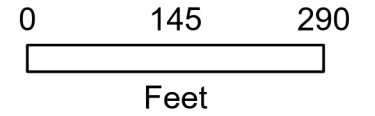
 Low Density Residential

 Mixed Use (MU)



Proposed Future Land Use

N



Legend

 Subject Parcel(s)

 City Limits

City Future Land Use

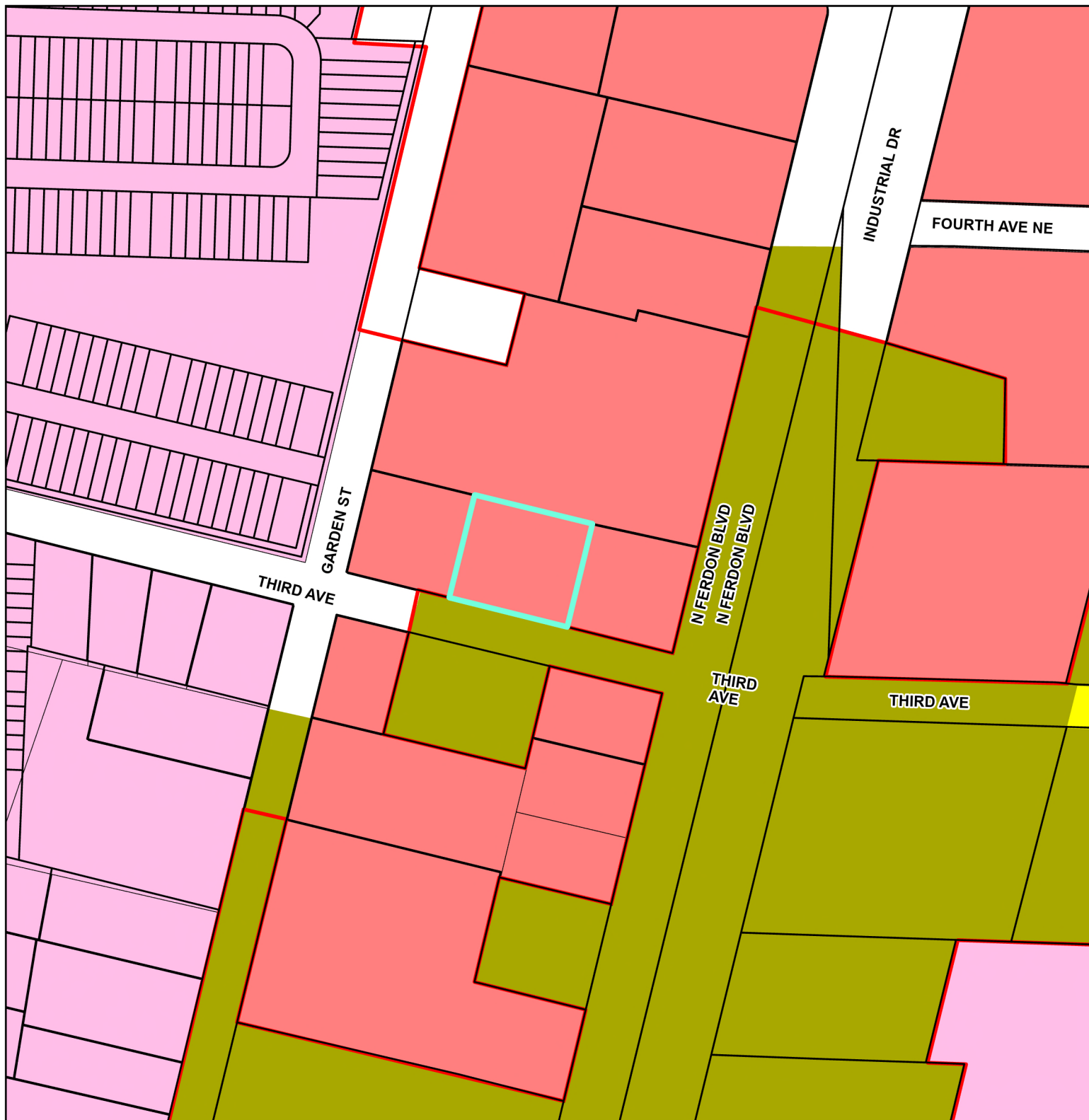
 Commercial (C)

 Mixed Use (MU)

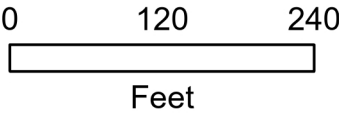
County Future Land Use

 Low Density Residential (LDR)

 Mixed Use (MU)



Current Zoning



Legend

 Subject Parcel(s)

 City Limits

City Zoning

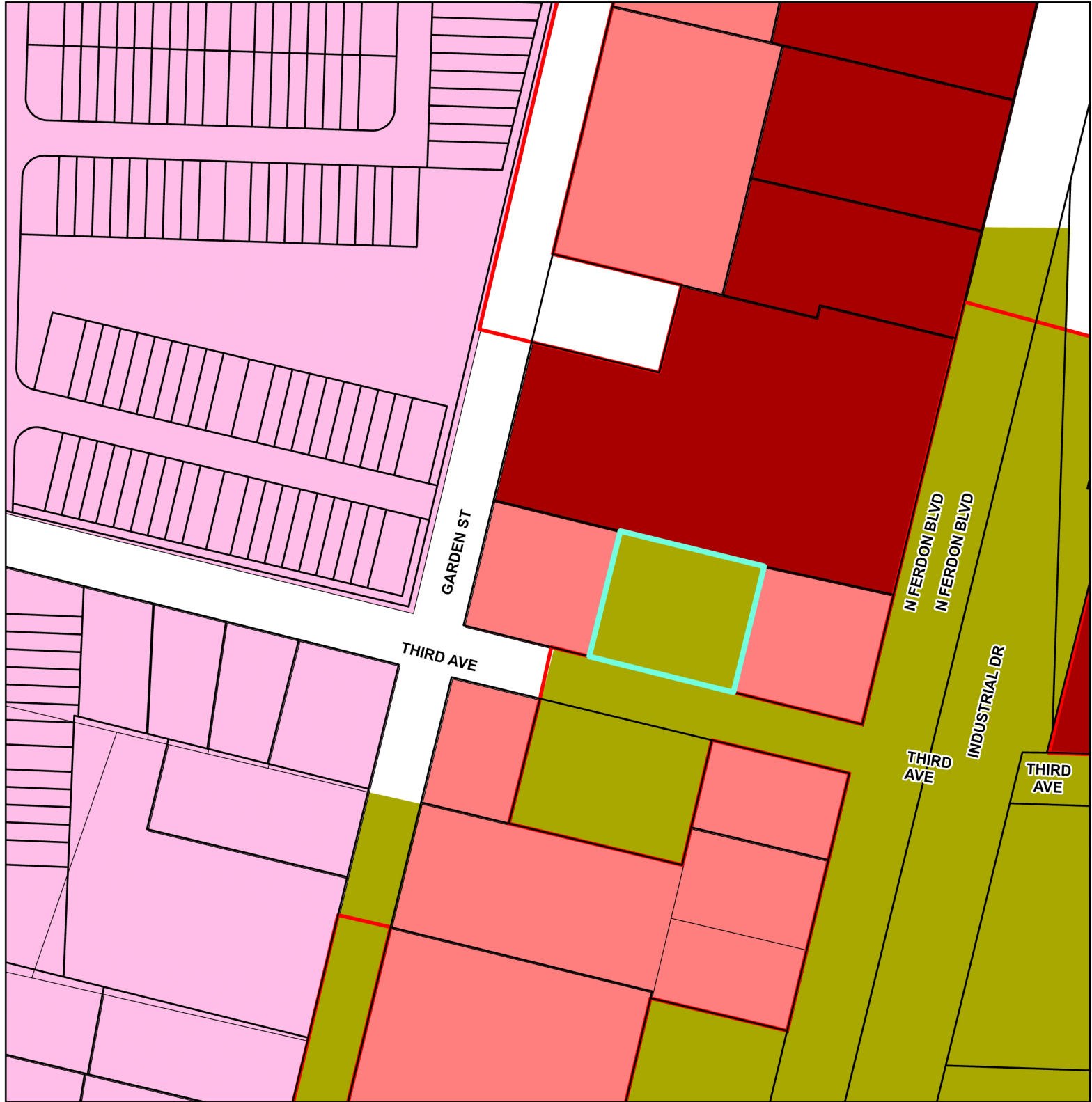
 Mixed Use (MU)

 Commercial (C-1)

 Commercial (C-2)

County Zoning

 Mixed Use (MU)



Proposed Zoning

N



0 120 240
Feet

Legend

 Subject Parcel(s)

 City Limits

City Zoning

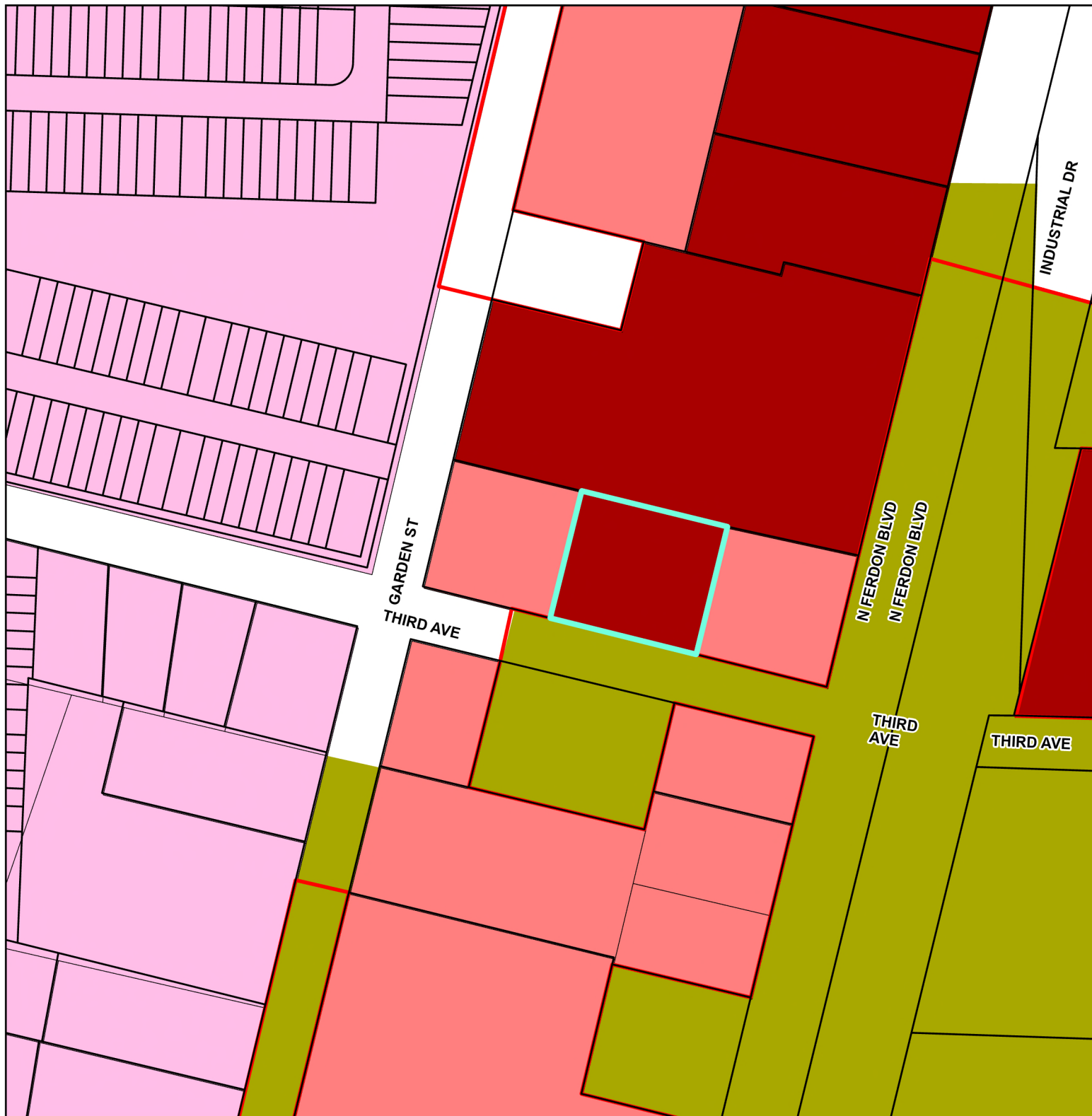
 Mixed Use (MU)

 Commercial (C-1)

 Commercial (C-2)

County Zoning

 Mixed Use (MU)





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: August 3, 2026

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 07/30/2026
SUBJECT: 6.5 Ordinance 2030 Garden Street Rezoning

BACKGROUND:

On June 18, 2026, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 501 Garden Street.

The subject property is currently located inside the city limits of Crestview with a future land use and zoning designation of Commercial (C) and Commercial Low-Intensity District (C-1), respectively.

The application requests the Commercial High-Intensity District (C-2) zoning designation for the property.

The request for rezoning will be presented to City Council via Ordinance 2030 on August 10, 2026 for the first reading.

DISCUSSION:

The property description is as follows:

Property Owner: ST THOMAS DEVELOPMENT LLC
Parcel ID: 04-3N-23-1840-0002-006B
Site Size: 0.49 acres
Current FLU: Commercial (C)
Current Zoning: Commercial Low-Intensity District (C-1)
Current Land Use: Vacant

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

Direction	FLU	Zoning	Existing Use
North	Commercial (C)	Commercial High-Intensity District (C-2)	Commercial
East	Okaloosa County Mixed-Use	Okaloosa County Mixed-Use	Residential
South	Commercial (C) & Okaloosa County Mixed-Use	Commercial Low-Intensity District (C-1) & Okaloosa County Mixed-Use	Commercial & Residential
West	Mixed-Use	Mixed-Use	Residential

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 July 13, 2026. The property was posted on July 21, 2026. An advertisement ran in the Crestview News Bulletin on July 23, 2026.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows.

Foundational – these are the four areas of focus that make up the necessary foundation of a successful local government.

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The fees for the rezoning request were \$750.00. The cost of advertising was \$212.50.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 2030.

Attachments

1. Exhibit Packet - Garden St

ORDINANCE: 2030

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 0.49 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 4, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE COMMERCIAL LOW-INTENSITY DISTRICT (C-1) ZONING DISTRICT TO THE COMMERCIAL HIGH-INTENSITY DISTRICT (C-2) 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 0.49 acres, more or less, of real property lying within the corporate limits of Crestview, Florida, with 0.49 acres, more or less, being formerly zoned Commercial Low-Intensity District (C-1), is hereby rezoned to Commercial High-Intensity District (C-2) to wit:

PIN # 04-3N-23-1840-0002-006B

The West ½ of Lot 6, Block 2, Oakdale Miniature Farms, according to the map or plat thereof as recorded in Plat Book 1, Page(s) 129, Public Records of Okaloosa County, Florida.

SECTION 3 – MAP UPDATE. The Crestview Zoning Map, current edition, is hereby amended to reflect the above changes concurrent with passage of this ordinance, which is attached hereto.

SECTION 4 – SEVERABILITY. If any word, phrase, sentence, paragraph or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 5 – SCRIVENER'S ERRORS. The correction of typographical errors which do not affect the intent of this Ordinance may be authorized by the City Manager or the City Manager's designee, without public hearing, by filing a corrected or re-codified copy with the City Clerk.

SECTION 6 – ORDINANCE TO BE LIBERALLY CONSTRUED. This Ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

SECTION 7 – REPEAL OF CONFLICTING CODES, ORDINANCES, AND RESOLUTIONS. All Charter provisions, codes, ordinances and resolutions or parts of charter provisions, codes, ordinances and resolutions or portions thereof of the City of Crestview, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION 8 – EFFECTIVE DATE. This ordinance shall take effect immediately upon its adoption.

Passed and adopted on second reading by the City Council of Crestview, Florida on the 24th day of August, 2026.

ATTEST:

Natasha Peacock
City Clerk

Approved by me this 24th day of August, 2026.

J. B. Whitten
Mayor

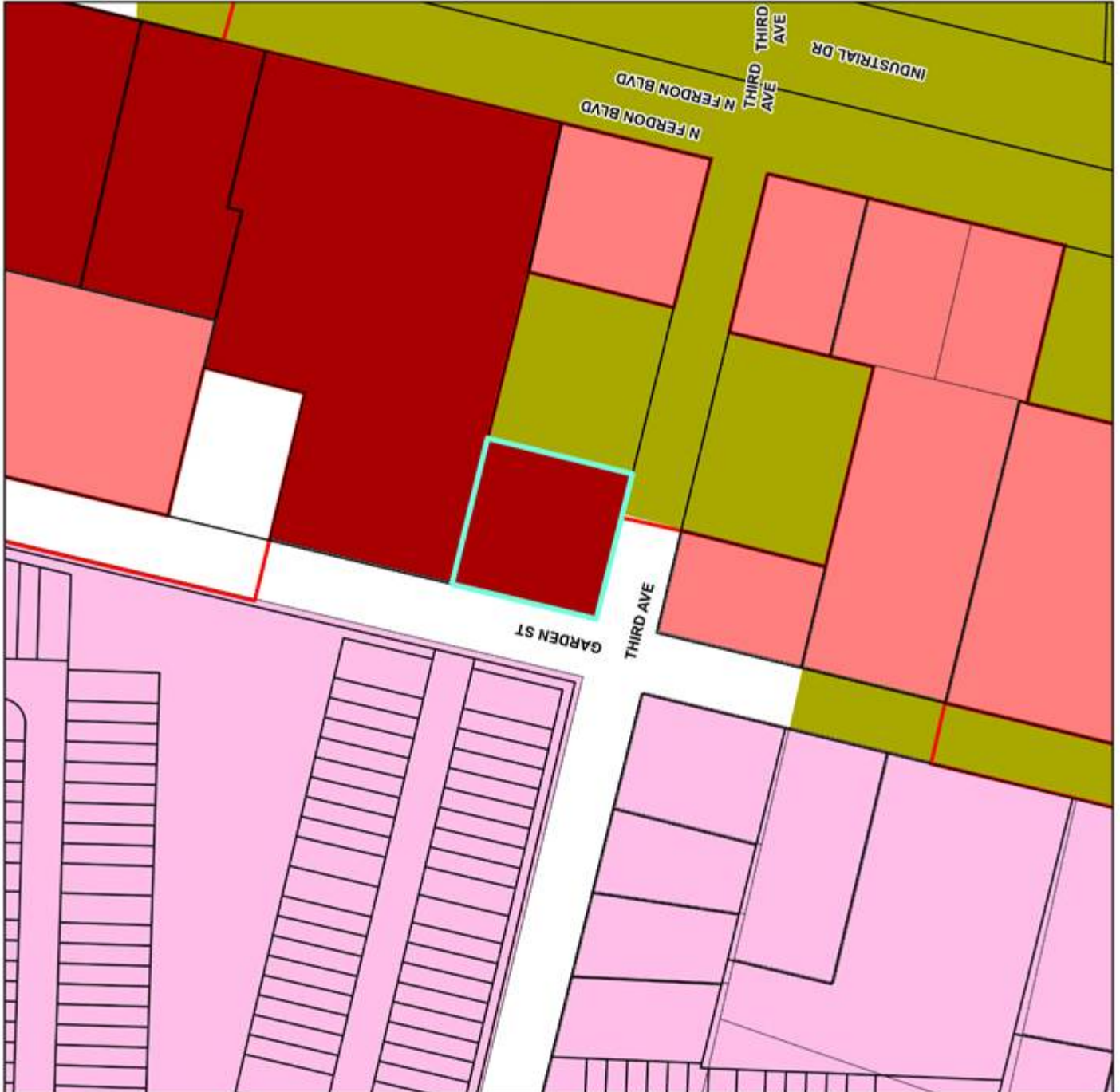
Adopted Zoning

N



Legend

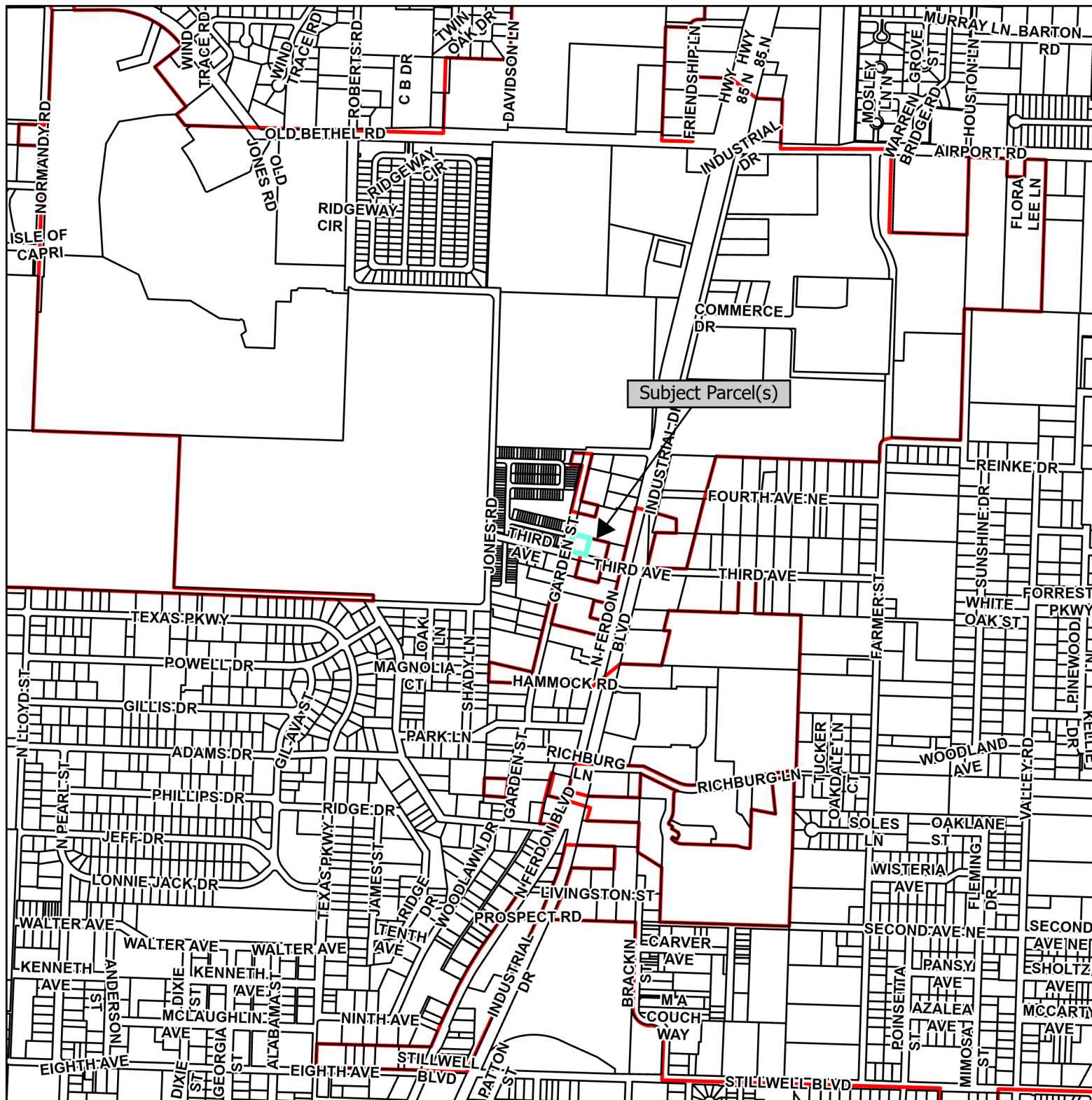
- Subject Parcel(s)
- City Limits



Vicinity Map



Not to Scale



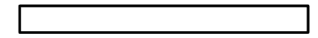
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Existing Use

N



0 110 220



Feet

Legend

Subject Parcel(s)

City Limits

Use Description

CHURCHES

FINANCIAL BLDG

GYM/FITNESS

MUNICIPAL

OFFICE BUILDINGS

PRVT SCHL/DAY CARE

RES COMMON AREA

RESTAURANT/CAFE

RIGHTS-OF-WAY

SERVICE SHOP

SINGLE FAMILY

STORES, 1 STORY

SUPERMARKET

VAC TWNHSE LAND

VACANT

VACANT COMMERCIAL

VACANT/COMM/XFOB

VEH SALE/REPAIR

WAREHOUSE-STORAGE

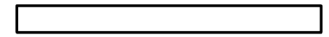


Current Zoning

N



0 120 240



Feet

Legend

 Subject Parcel(s)

 City Limits

City Zoning

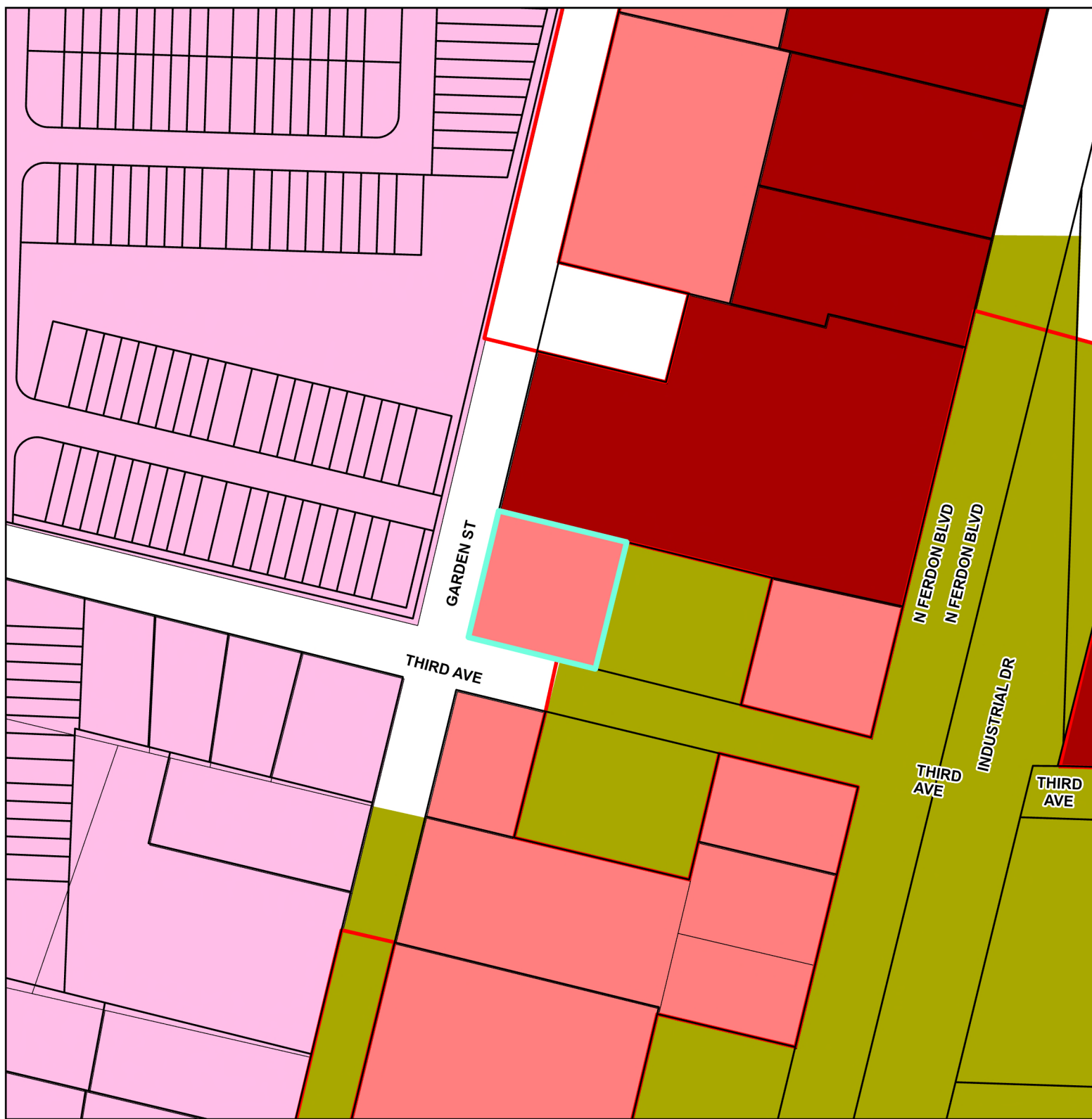
 Mixed Use (MU)

 Commercial (C-1)

 Commercial (C-2)

County Zoning

 Mixed Use (MU)



Proposed Zoning

N



0 75 150
Feet

Legend

 Subject Parcel(s)

 City Limits

City Zoning

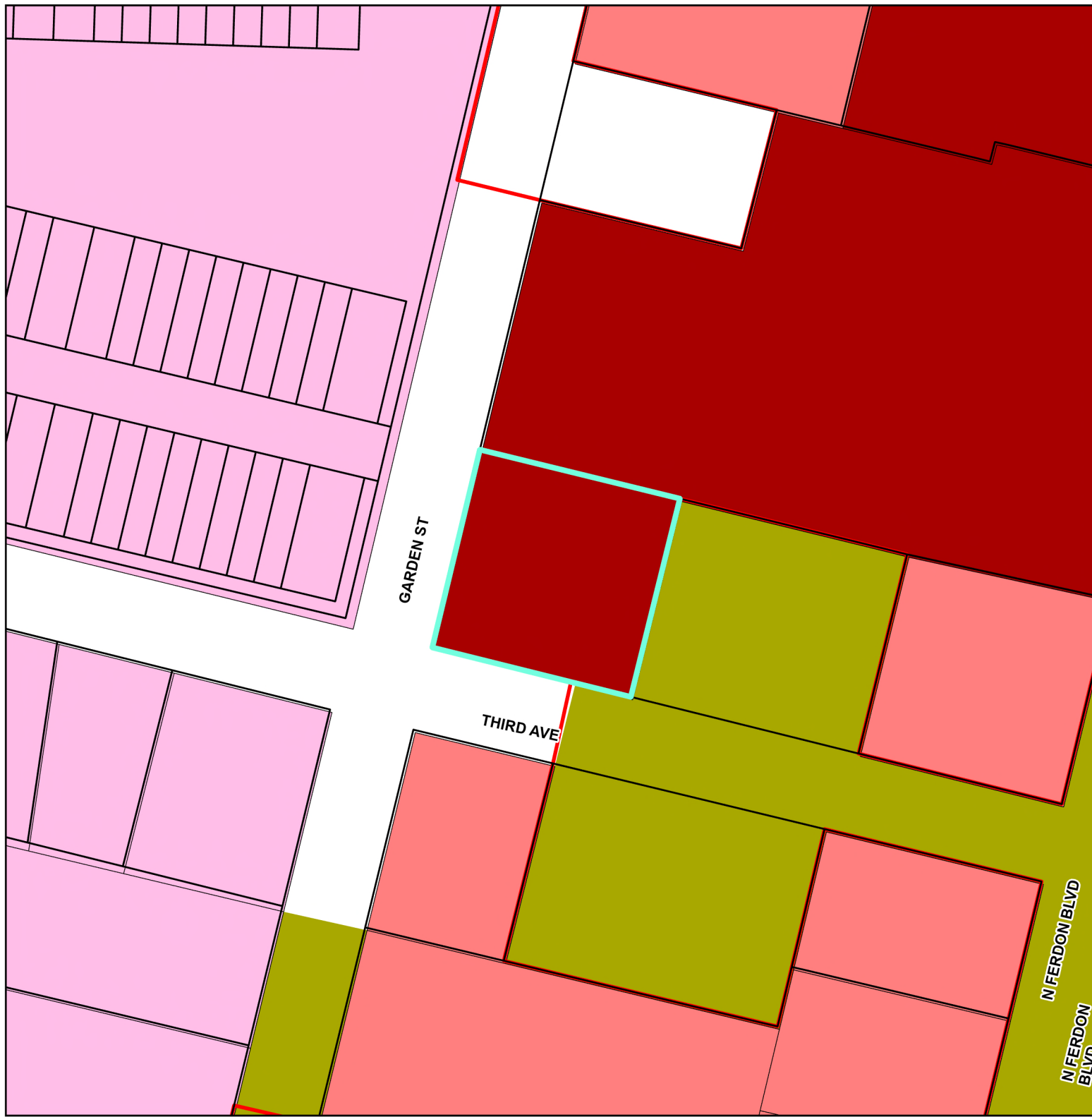
 Mixed Use (MU)

 Commercial (C-1)

 Commercial (C-2)

County Zoning

 Mixed Use (MU)





Staff Report

PLANNING AND DEVELOPMENT

BOARD MEETING DATE: August 3, 2026

TYPE OF AGENDA ITEM: PDB 1st Reading

TO: Planning and Development Board
CC: City Manager and City Attorney
FROM: Community Development Services
DATE: 07/31/2026
SUBJECT: 6.7 Ordinance 2032 Harrisburg Estates Rezoning

BACKGROUND:

Staff received the initial application for the Harrisburg Estates Phases II, III & IV subdivision Planned Unit Development ("PUD") on June 30, 2026. The development order was issued on October 30, 2024, and no substantial changes to the site development plans are expected at this time.

The request for rezoning will be presented to City Council via Ordinance 2032 on August 10, 2026 for the first reading.

DISCUSSION:

Harrisburg Estates Phases II, III & IV PUD is the second through fourth phases of an existing project, Harrisburg Estates, located on Brendas Way, south of Old Bethel Road and north of Creek Drive. The plat was approved by the Planning and Development Board as well as the City Council.

The project proposes a 72-unit single family residential subdivision on 36.95 acres, located at parcel IDs 36-4N-24-0000-0002-001C, 36-4N-24-0000-0002-0020, 36-4N-24-0000-0002-001B, & 31-4N-23-0000-0022-0000. The development will result in a net density of 0.51 units per acre. The current zoning (Single-Family Low-Density Dwelling District, R-1) allows for up to 4 units per acre of density. The requested uses, density and development standards are consistent with the assigned Future Land Use Designation, Residential (R).

The primary reason for the request of this PUD zoning is to allow setbacks of 20 feet in the front, 7.5 feet on the sides and 25 feet in the rear. The current R-1 standards require setbacks of 30 feet in the front, 10 feet on the sides, and 25 feet in the rear. The request will not change the rear setbacks. Many of these lots have steep slopes and the current setbacks would greatly reduce the rear yards. These lot width and setback changes are relatively consistent with the first portion of the project, Harrisburg Estates. The setbacks for Harrisburg Estates are 25 feet in the front, 7.5 feet on the sides and 25 feet in the rear.

Courtesy notices were mailed to property owners within 300 feet of the subject property on July 13, 2026. The property was posted on July 21, 2026. An advertisement ran in the Crestview News Bulletin on July 23, 2026.

GOALS & OBJECTIVES

This item is consistent with the goals in A New View Strategic Plan 2020 as follows.

Foundational – these are the four areas of focus that make up the necessary foundation of a successful local government.

Financial Sustainability – Achieve long term financial sustainability.

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

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

Community Character – Promote desirable growth with a hometown atmosphere.

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

Community Culture – Develop a specific identity for Crestview.

FINANCIAL IMPACT

The fees for the rezoning request were \$750.00. The cost of advertising was \$212.50.

RECOMMENDED ACTION

Staff respectfully requests a recommendation to the City Council to adopt Ordinance 2032.

Attachments

1. Exhibit Packet - Harrisburg
2. Revised Harrisburg Setback Typical All Lots
3. Revised Cover Sheet
4. Revised Overall Site Plan

ORDINANCE: 2032

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 36.95 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 31, TOWNSHIP 4 NORTH, RANGE 23 WEST AND SECTION 36, TOWNSHIP 4 NORTH, RANGE 24 WEST, FROM THE SINGLE-FAMILY LOW-DENSITY DWELLING DISTRICT (R-1) ZONING DISTRICT TO THE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT; PROVIDING FOR AUTHORITY; PROVIDING FOR THE UPDATING OF THE CRESTVIEW ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR REPEAL OF CONFLICTING CODES AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1 – AUTHORITY & INTENT. The authority for enactment of this ordinance is pursuant to chapters 166 and 177, Florida Statutes, section 1, City Charter, and the City's Land Development Code.

1. The owner, Harrisburg LLC, applied for rezoning approval of parcels 36-4N-24-0000-0002-001C, 36-4N-24-0000-0002-0020, 36-4N-24-0000-0002-001B, & 31-4N-23-0000-0022-0000, as more specifically defined within the Harrisburg Estates Phases II, III & IV site development plan. The development will consist of a 72-unit single-family subdivision. Approval of this rezoning will result in a new Planned Unit Development zoning district at the property.
2. The Planning and Development Board held a public hearing and considered this ordinance on August 3, 2026. The Planning and Development Board has recommended approval of the rezoning of the subject area from the Single-Family Low-Density Dwelling District (R-1) Zoning District to the Planned Unit Development (PUD) Zoning District in accordance with the Harrisburg Estates Phases II, III & IV Site Development Plan as prepared by Greyden Engineering, dated November 2022, and the conditions and amendments in this ordinance.
3. The City Council then conducted a public meeting on August 10, 2026, and a public hearing on August 24, 2026, after giving due public notice pursuant to Section 166.041 of the Florida Statutes and the City's Land Development Code.

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

1. The Planned Unit Development (PUD) is a zoning district available to encourage flexibility in the design and development of land and allow improved design and quality in new development. The PUD is intended to provide for diversification and integration of uses and structures consistent with the Future Land Use designation.
2. The Harrisburg Estates Phases II, III & IV Planned Unit Development is located on property identified by parcel numbers 36-4N-24-0000-0002-001C, 36-4N-24-0000-0002-0020, 36-4N-24-0000-0002-001B, & 31-4N-23-0000-0022-0000. The subject property is approximately 36.95 acres. The development will consist of 72 single-family homes with a net density of 0.51 units per acre.

3. The Harrisburg Estates Phases II, III & IV Planned Unit Development is consistent with the City's Comprehensive Plan.
4. The proposed PUD does not directly abut any properties with different land uses.
5. The intensity/density of the development is compatible with the surrounding area.

SECTION 3 – PROPERTY REZONED.

1. The property subject to this rezoning is identified by parcel numbers 36-4N-24-0000-0002-001C, 36-4N-24-0000-0002-0020, 36-4N-24-0000-0002-001B, & 31-4N-23-0000-0022-0000 and is more particularly depicted in the Harrisburg Estates Phases II, III & IV Site Development Plan.
2. The requested rezoning is consistent with the City's Comprehensive Plan. Therefore, the subject property is hereby rezoned from the Single-Family Low-Density Dwelling District (R-1) zoning district to the Planned Unit Development (PUD) district, subject to all conditions and amendments of this ordinance and the Harrisburg Estates Phases II, III & IV Site Development Plan as prepared by Greyden Engineering, dated November 2022.
3. The Official Zoning Map of the City of Crestview is hereby amended to change the classification of the subject property from the Single-Family Low-Density Dwelling District (R-1) zoning district to the Planned Unit Development (PUD) district, with building setbacks of 20 feet in the front, 7.5 feet on the sides, and 25 feet in the rear.

SECTION 4 – ADOPTION AND CONDITIONS TO HARRISBURG ESTATES PHASES II, III & IV PLANNED UNIT DEVELOPMENT. The Harrisburg Estates Phases II, III & IV Site Development Plan as prepared by Greyden Engineering, dated November 2022, is adopted by reference and approved as the site development plan, with the following amendments and conditions:

1. All improvements shall be made in accordance with the provisions of this ordinance and the site development plan document. This ordinance and the site development plan document shall be considered the development and site standards, criteria, and other requirements for development of the Harrisburg Estates Phases II, III & IV Planned Unit Development. If a subject is not addressed in this ordinance or the site development plan document, the applicable provision of the latest version of the City's Land Development Code shall apply.
2. No development shall occur on the subject property, except for single-family homes with a maximum quantity of 72 units/lots.

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

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

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

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

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

Passed and adopted on second reading by the City Council of Crestview, Florida on the 24th day of August, 2026.

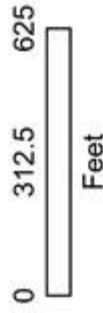
ATTEST:

Natasha Peacock
City Clerk

Approved by me this 24th day of August, 2026.

J. B. Whitten
Mayor

Adopted Zoning



Legend

Subject Parcel(s)

City Limits

County Zoning

Agricultural (AA)

Rural Residential (RR)

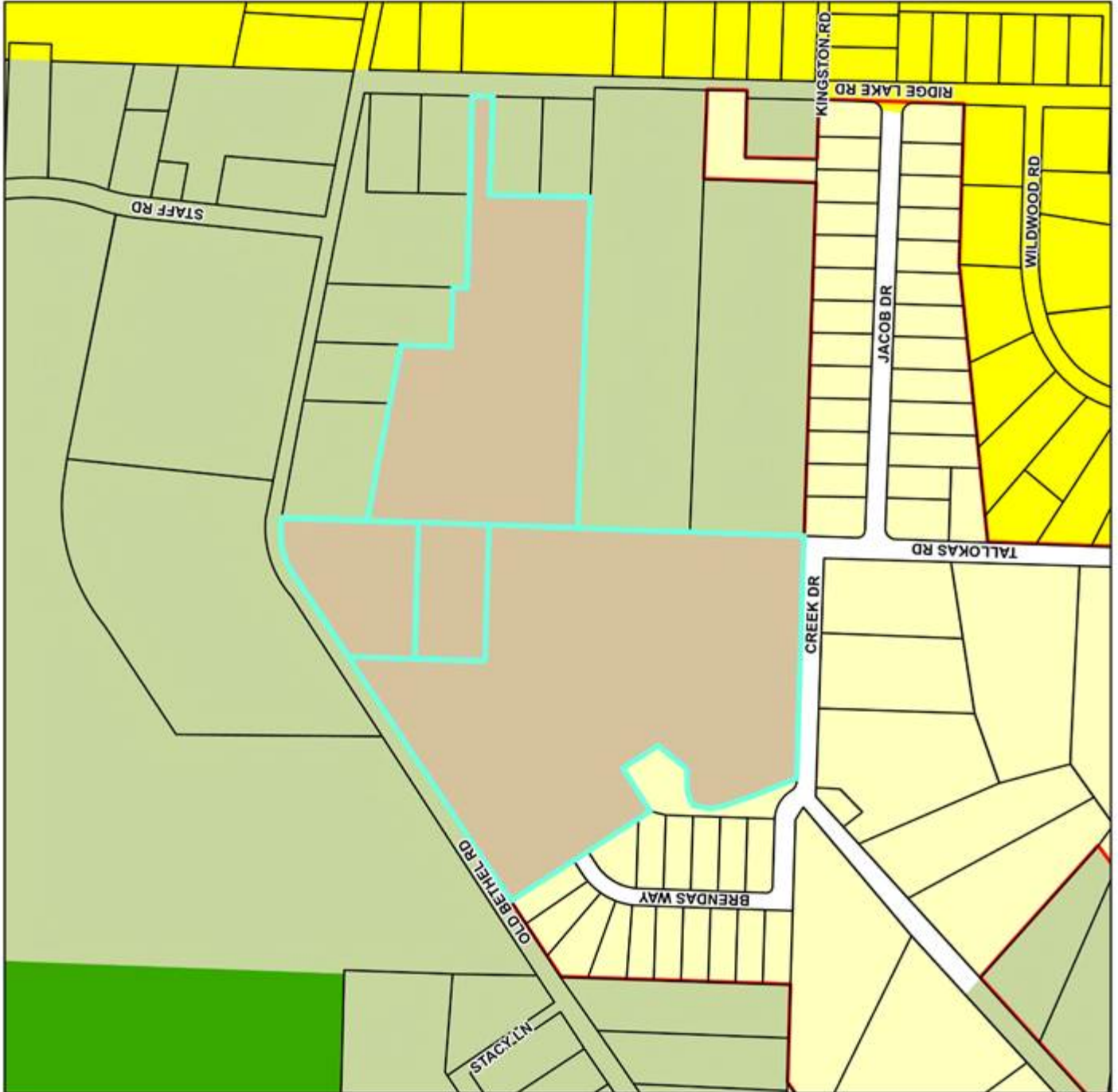
Residential - 1 (R-1)

City Zoning

Single Family Low Density

District (R-1)

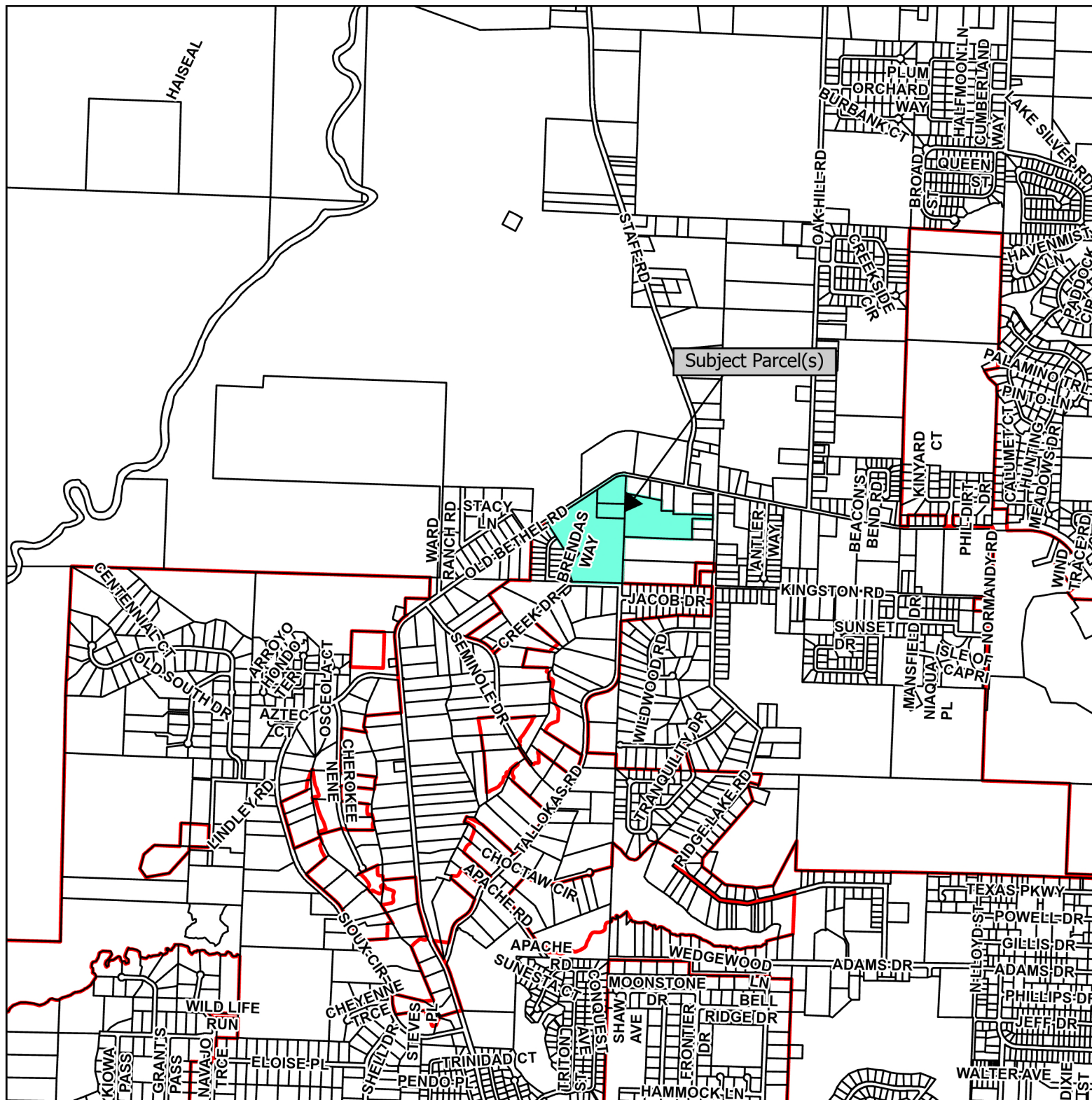
Planned Unit Development (PUD)



Vicinity Map



Not to Scale



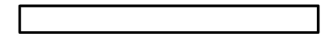
PREPARED BY CITY OF CRESTVIEW
COMMUNITY DEVELOPMENT SERVICES
PARCEL INFORMATION PROVIDED BY
OKALOOSA COUNTY GIS DEPARTMENT
NAD 1983 STATE PLANE, NORTH ZONE
U.S. SURVEY FEET

Existing Use

N



0 380 760



Feet

Legend

 Subject Parcel(s)

 City Limits

Use Description

 IMPROVED AG

 MFR HOME

 MOBILE HOME

 MUNICIPAL

 NO AG ACREAGE

 PASTURELAND 2

 SINGLE FAMILY

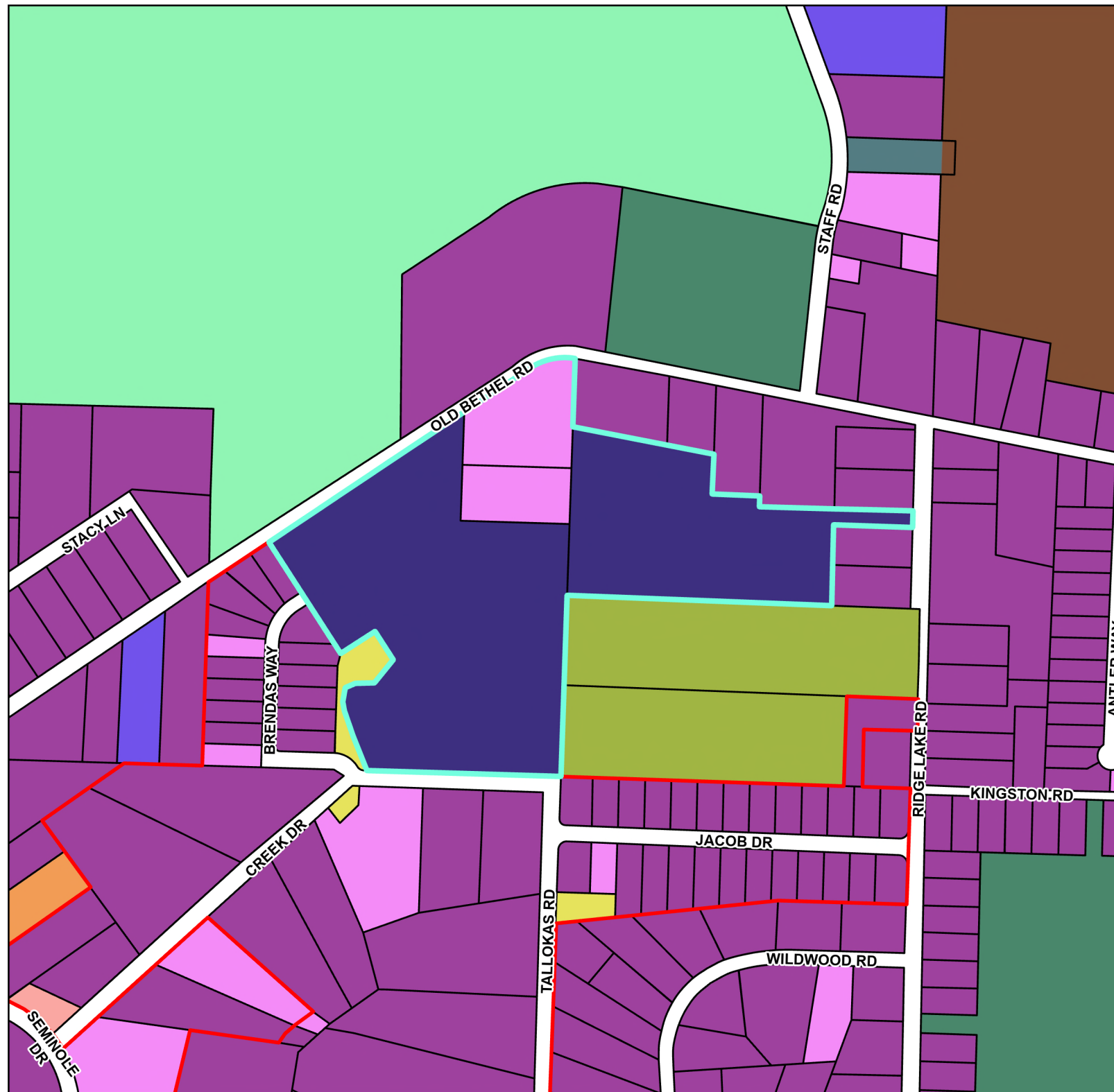
 TIMBERLAND 3

 TIMBERLAND 4

 UTILITIES

 VACANT

 VACANT/RESD/XFOB



Current Zoning

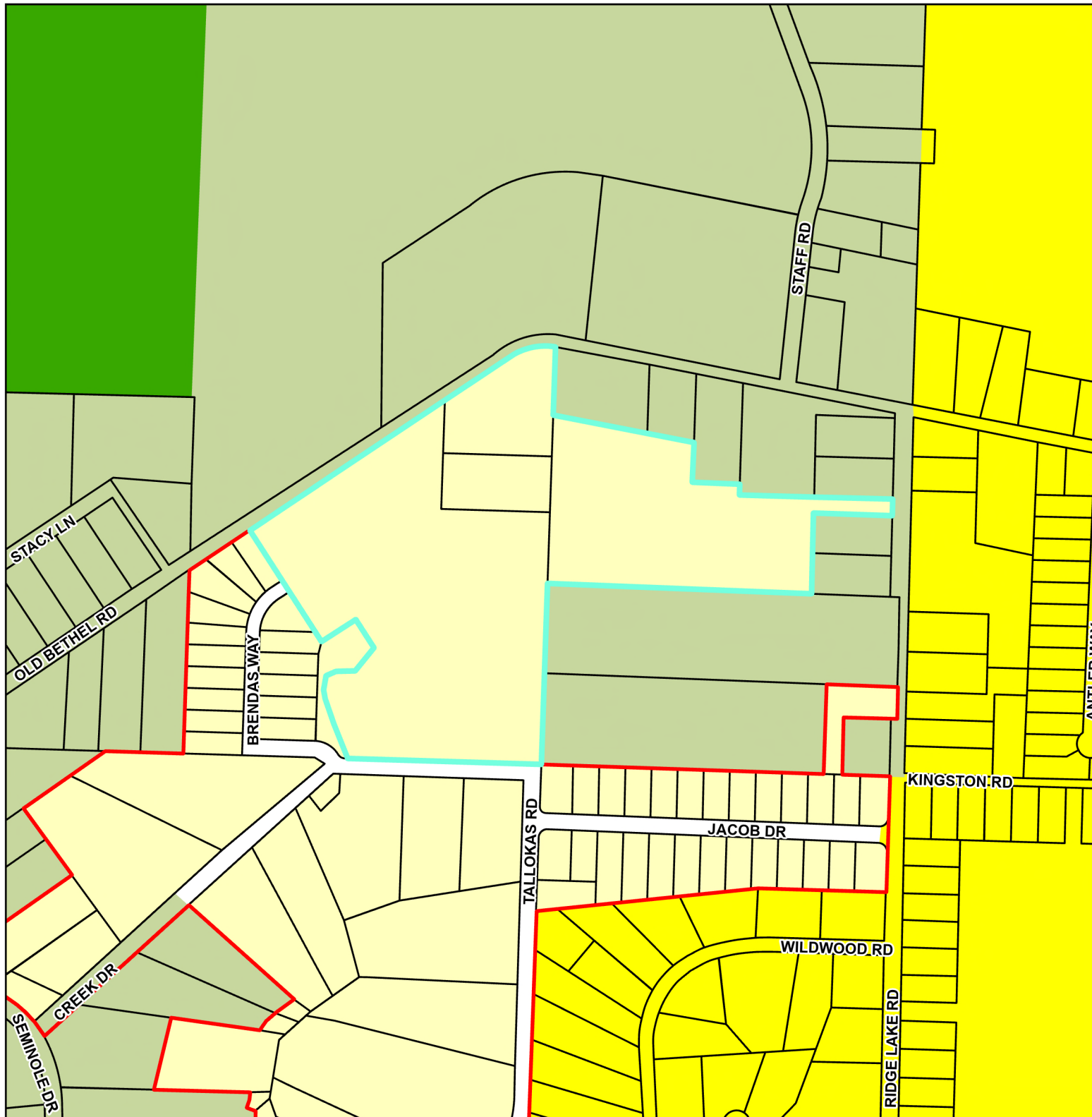
N



0 395 790
Feet

Legend

-  Subject Parcel(s)
-  City Limits
- City Zoning**
 -  Single Family Low Density District (R-1)
- County Zoning**
 -  Agricultural (AA)
 -  Rural Residential (RR)
 -  Residential - 1 (R-1)



Proposed Zoning

N



0 370 740
Feet

Legend

 Subject Parcel(s)

 City Limits

City Zoning

 Single Family Low Density District (R-1)

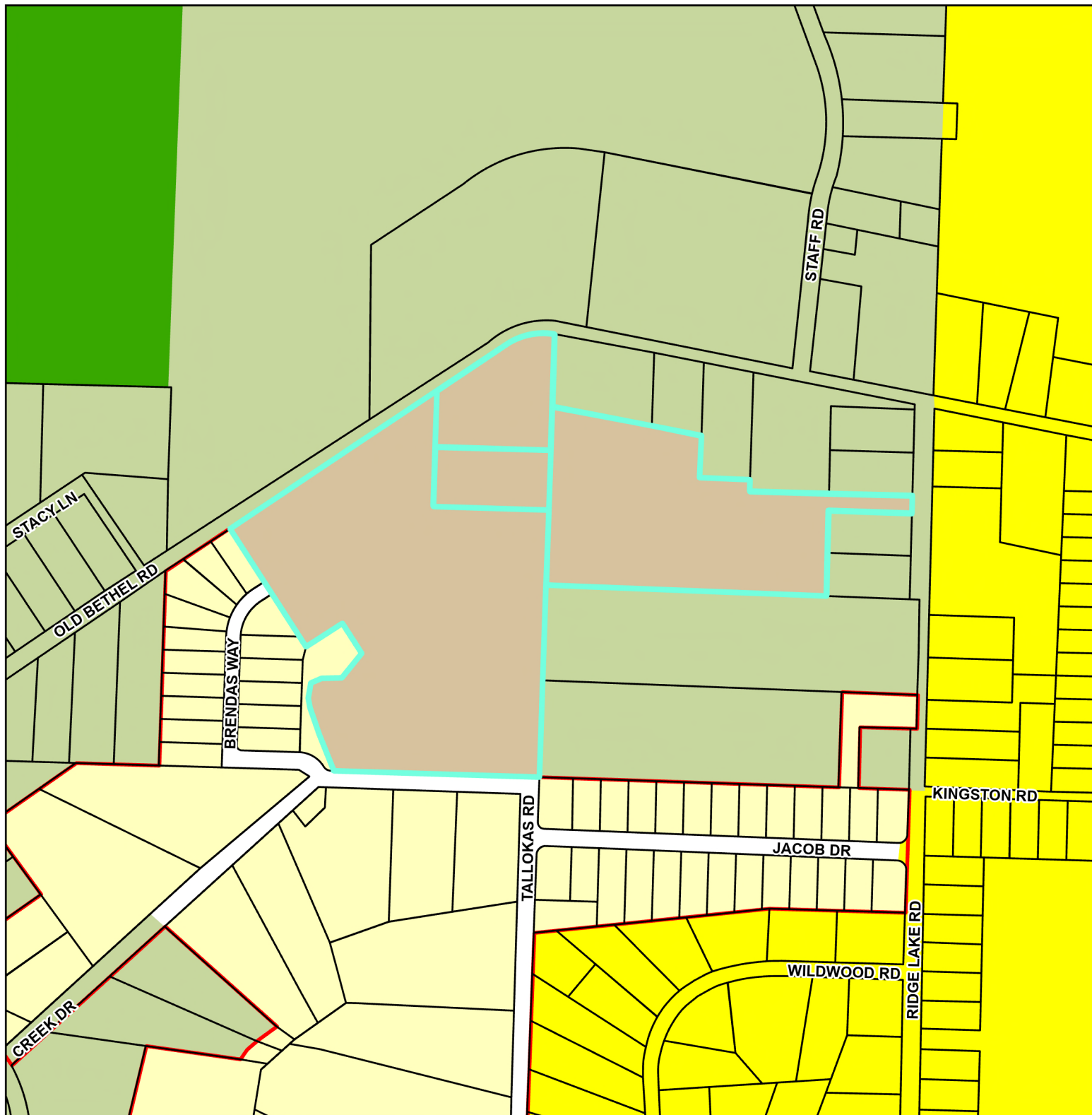
 Planned Unit Development (PUD)

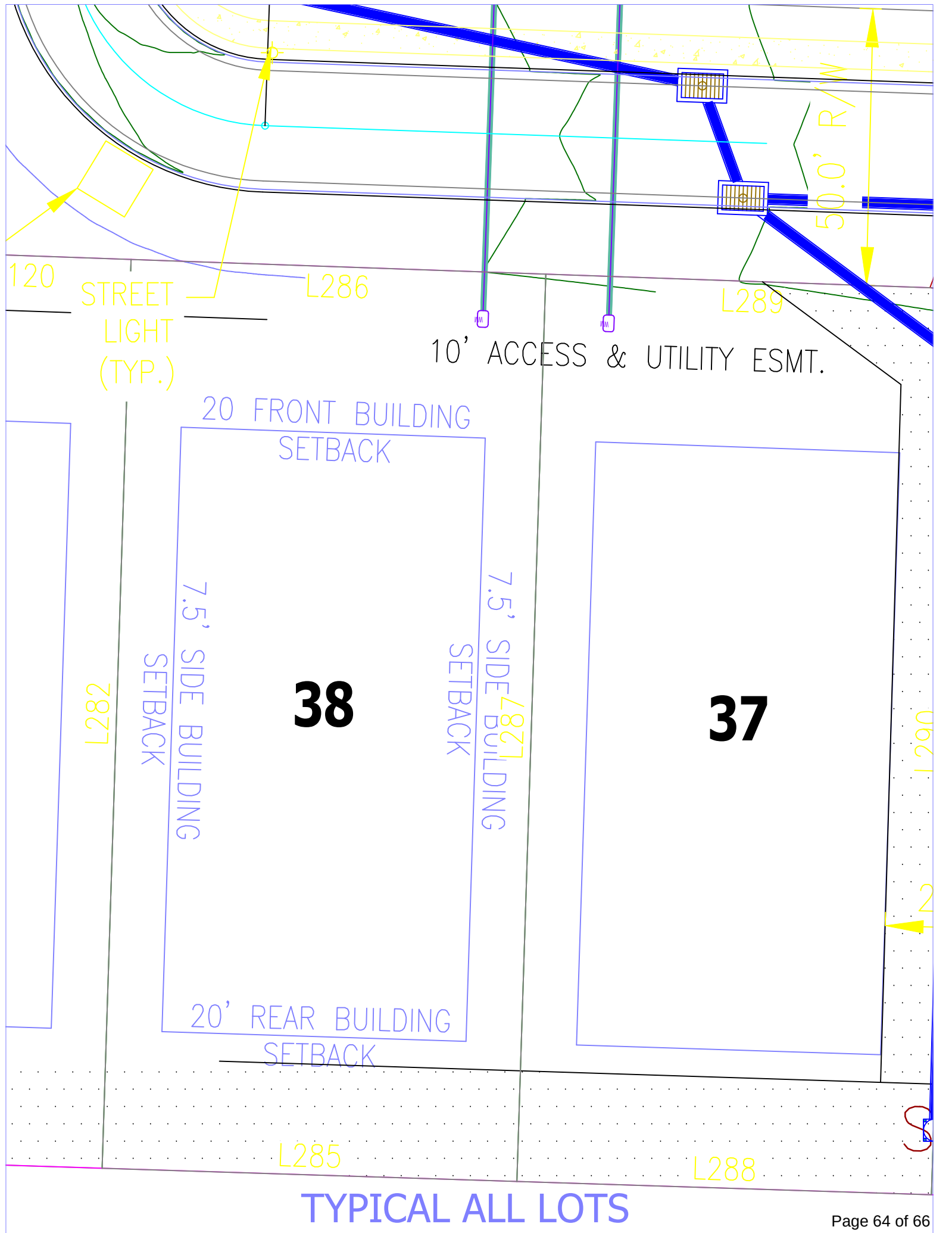
County Zoning

 Agricultural (AA)

 Rural Residential (RR)

 Residential - 1 (R-1)





120
STREET
LIGHT
(TYP.)

L286

L289

10' ACCESS & UTILITY ESMT.

50.0' R/W

20 FRONT BUILDING
SETBACK

7.5' SIDE BUILDING
SETBACK

38

7.5' SIDE BUILDING
SETBACK

37

20' REAR BUILDING
SETBACK

L285

L288

TYPICAL ALL LOTS

[illegible]

NO PORTIONS OF THE SITE ARE LOCATED WITHIN A FLOOD HAZARD AREA "A" OR "AE" AS
DEFINED BY FIRM COMMUNITY PANEL NO. 12091C0165J FOR OKALOOSA COUNTY, FLORIDA
DATED MARCH 9, 2021

[illegible]

3. SPATIAL REFERENCES
HORIZONTAL REFERENCE NA083 FLORIDA STATE PLANES, NORTH ZONE
VERTICAL REFERENCE NAVO 88

THERE ARE WETLANDS LOCATED ON THE PROPOSED SITE.

1. LIGHTING SHALL BE DESIGNED TO SHINE DOWNWARD AND NOT SKYWARD.
2. LIGHTING SHALL BE SHIELDED TO AVOID GLARE AND DIRECT ILLUMINATION OF ADJACENT PROPERTIES.
3. ONLY FULL-CUT OFF LIGHTING FIXTURES SHALL BE PERMITTED.
4. LIGHTING SHALL NOT CREATE GLARE OR OTHER HINDERANCE TO ANY ROADWAYS AND DRIVERS.
5. LIGHTING WITHIN A SUBDIVISION, THE LIGHT POLES MUST BE IN PLACE AT THE TIME OF INFRASTRUCTURE FINAL PLAN IS RECORDED. THE LIGHT FIXTURES SHALL BE IN PLACE AND OPERATIONAL BEFORE EACH CO. IN ADDITION, ALL LIGHTING SHALL BE IN PLACE AND OPERATIONAL PRIOR TO THE END OF THE APPLICATION PERIOD.

1. EACH LOT MUST REPLANT ONE TREE LISTED ON THE PROTECTED TREE LIST OR TREE REPLANT LIST, WITH SUCH REPLACEMENT TREE MEASURING A MINIMUM OF 1.5 INCHES DBH.

ALL EASEMENTS, COMMON AREAS AND STORMWATER AREAS TO BE DEDICATED TO THE HOA AT TIME OF FINAL PLATTING. THE HOA WILL BE RESPONSIBLE FOR ALL MAINTENANCE ON THESE AREAS.

A RECREATION FACILITIES ASSESSMENT EQUAL TO 5% OF THE PREDEVELOPMENT LAND VALUE ACCORDING TO THE PROPERTY APPRAISER SHALL BE DUE PRIOR TO THE ISSUANCE OF A PRELIMINARY DEVELOPMENT ORDER.



SOIL MAP

N.T.S.

for

HARRISBURG PHASES II, III & IV

CRESTVIEW, FL

**PORTION OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 24 WEST
PORTION OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 23 WEST**

PREPARED FOR:

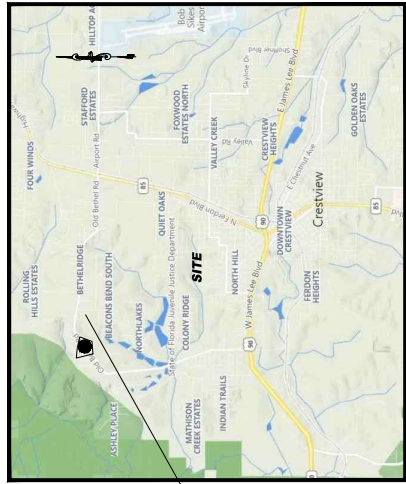
HARRIBURG LLC

126 COVINGTON STREET

PANAMA CITY BEACH, FL 32423

CONTACTS

DOUG HARRIS (850)259-2683



VICINITY MAP

NTS

LOCATED IN
SECTION 31, TOWNSHIP 4 NORTH, RANGE 23 WEST
OKALOOSA COUNTY, FLORIDA
Co: LONGITUDE = 34.2895, LATITUDE = 84.4324

Co: LONGITUDE = 34.2895. LATITUDE = 84.4324

DESIGNED BY:

GREYDEN ENGINEERING, LLC

2106 MACY DRIVE

ROSWELL, GA 300

ENGINEERING CONTACT: RALPH A. DAVIA, P.M. : TODD ROGERS, P.E.
(770) 573-4801

[illegible]

REFERENCE DOCUMENTS	FIRM	ORIGINAL DATE
BOUNDARY SURVEY	F&S-SURVEYORS	06/18/2021
TOPOGRAPHIC	F&S-SURVEYORS	06/18/2021

DATE	11/3/22
JOB NO.	21-010
DRAWN	TJG
CHECKED	RAD
SCALE	AS NOTED
SHEET:	000



HARRISBURG PHASE II, III AND IV
CITY OF CRESTVIEW, FLORIDA
OVERALL SITE PLAN

GREYSDEN
ENGINEERING
12460 Crabapple Road, Ste. 202-347
Alpharetta, Georgia 30004
PH: 770-573-4800 FAX: 678-302-6362
REGISTRY NO. 35378

CLIENT
HARRISBURG LLC
126 COVINGTON STREET
PANAMA CITY BEACH, FL 32413

DATE: 1/14/22
DRAWN: JLB
SCALE: AS NOTED
SHEET: C200