PLANNING AND DEVELOPMENT BOARD
Regular Meeting
MINUTES
May 6, 2024
6:00 PM
COUNCIL CHAMBERS

1 Call to Order

Chair M. Roy called the Regular Meeting of the Crestview Planning and Development Board to order at 6 p.m. Members present were Mr. Roy, Mr. Werth, Mr. Follmar, Mr. Hayes, Mr. Warren, and Mr. Frost. Also present were the Deputy City Clerk, Natasha Peacock, and staff members. Mr. Medlock was not in attendance.

2 Pledge of Allegiance

The pledge of allegiance was led by Chair M. Roy.

3 Approve Agenda

Chair M. Roy called for action to approve the Agenda.

Mr. Hayes moved to approve the Agenda, which was seconded by Mr. Werth.
Roll Call: Ayes: Mr. Hayes, Mr. Follmar, Mr. Werth, Mr. Roy, Mr. Frost. Nays: none, motion passed.

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

5.1 Approval of the April 1, 2024 Regular Meeting Minutes
Chair M. Roy called for action to approve the Consent Agenda.

Mr. Follmar made a motion to approve the consent agenda. Seconded by Mr. Hayes.
Roll Call: Ayes: Mr. Follmar, Mr. Hayes, Mr. Roy, Mr. Werth, Mr. Frost. Nays: none; motion passed.

6 Ordinance on 1st reading/ Public Hearing

6.1 Ordinance 1968 Price-Gregory Way Comprehensive Plan Amendment

Planning Administrator N. Schwendt reviewed the necessary information concerning the ordinance and presented Ordinance 1968 to the Board.

Deputy City Clerk N. Peacock read Ordinance 1968 by title: **ORDINANCE: 1968 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 COMMERCIAL (C) TO MIXED-USE (MU) ON APPROXIMATELY 41.1 ACRES, MORE OR LESS, IN SECTION 29, 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 comment from the Board and the Public. There were no comments.

Chair M. Roy called for action.

A motion was made by Mr. Follmar to approve Ordinance 1968 for City Council approval. Seconded by Mr. Frost.
Roll Call: Ayes: Mr. Follmar, Mr. Frost, Mr. Hayes, Mr. Roy, Mr. Werth. Nays: none, motion passed.

6.2 Ordinance 1969 Price-Gregory Way Rezoning

City Attorney, Mr. Holloway administering a swearing in of the Planning Administrator, Mr. Schwendt for quasi-judicial purposes.

Planning Administrator N. Schwendt reviewed the necessary information concerning the ordinance and presented Ordinance 1969 to the Board.

Deputy City Clerk N. Peacock read Ordinance 1969 by title: **ORDINANCE: 1969 AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 41.1 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 29, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE COMMERCIAL HIGH-INTENSITY DISTRICT (C-2) 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 the Board and the public for comments. There were no comments.

Chair M. Roy called for action.

A motion made by Mr. Werth to approve Ordinance 1969 for City Council approval. Seconded by Mr. Hayes.
Roll Call: Ayes: Mr. Werth, Mr. Hayes, Mr. Roy, Mr. Frost, Mr. Follmar. Nays: none, motion passed.

7 Ordinances

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

11 Director Report

11.1 Director's Report

Development Orders Issued: 3/14 - Rayburn Street Apartments - 10-unit multifamily apartment complex located on approximately 0.58 acres at the end of N Rayburn Street, southeast of Twin Hills Park and directly north of the railroad tracks. 3/14 - Tractor Supply Expansion - Expansion of existing Tractor Supply retail center on 4.42 acres at the corner of Highway 90 East and Coleman St. to include a 3,840 square foot greenhouse and drive-thru bay, an 11,200 square foot building for general commercial use, and a 1,250 square foot coffee shop with drive-thru. 4/10 - Murphy Oil - Redevelopment of the old Hardee's restaurant into a 2,824 square foot convenience store and fueling station at the corner of S Ferdon Blvd. and Cracker Barrel Dr. 4/24 - Garden Villas Townhomes - 158-unit townhouse subdivision located on approximately 11.92 acres recently annexed to the northwest of the Garden Street/Third Avenue intersection, south of Crestview Highschool.

Final Plats: No final plats have been approved or recorded since the last Planning and Development Board Meeting.

New Development Applications: Garden Villas Townhomes Phase II - 30-unit townhouse subdivision located on approximately 2 acres recently annexed to the south of Third Avenue and East of the existing Jones Road. Circle K at 85 & PJ Adams - 5,200 square foot convenience store and fueling station on approximately 2.25 acres at the northwest corner of intersection of Highway 85 and PJ Adams.

Miscellaneous: Our comprehensive plan consultant is currently working on the Goals, Objectives and Policies for our Comprehensive Plan. We hope to have a draft of those to send to the Planning Board in June.

12 Comments from the Audience

Chair M. Roy asked the audience for comments.

There were no audience comments.

13 Adjournment

Chair M. Roy adjourned the meeting at 6:14 p.m.

Minutes approved on 3rd day of June 2024.

Approved:

Michael P Roy

Chair M. Roy

Minutes submitted by:

Natasha Peacock

Natasha Peacock
On behalf of Maryanne Girard, City Clerk
Notice having been duly given