

**Planning and Development Board
Minutes FINAL
February 3, 2025
6:00 p.m.
Council Chambers**

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, Bryan Follmar, Larry Medlock, Joseph Warren, and alternate Robert Bounds. Also, present were Deputy City Clerk Natasha Peacock and staff members.

2 Pledge of Allegiance

Pledge of Allegiance was led by Chair M. Roy.

3 Approve Agenda

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

Motion by Mr. Follmar and seconded by Mr. Werth to approve the agenda. Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Larry Medlock, Joseph Warren. Nays: None. All ayes. Motion carried.

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

5.1 Approval of the Planning & Development Board Minutes of December 2, 2024

Chair M. Roy called for action.

A motion was made by Board member Mr. Medlock and seconded by Mr. Werth to approve the consent agenda as presented. Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Larry Medlock, Joseph Warren. Nays: None. All ayes. Motion carried.

6 Ordinance on 1st reading/ Public Hearing

7 Ordinances

8 Final Plats and PUDS

8.1 Gold Crown Townhomes Preliminary Plat

Preliminary Plat-Gold Crown Townhomes

Mr. Nicholas Schwendt, Planning Administrator, informed the board of the background information for this preliminary plat. He stated that the Staff received the initial application for the Gold Crown Townhomes subdivision on September 11th, 2024. It has since gone through staff review, and all major comments have been addressed. The remaining minor comments will not affect the overall layout and scope proposed in the provided preliminary plat documents.

This subdivision is proposed to the south intersection of Cypress Avenue E and McCaskill Street. The subdivision proposes driveway connection to each of these roads. The subdivision proposes 9 lots across 0.49 acres, resulting in a gross density

of approximately 18.36 units per acre, which is allowable per the applicable zoning and future land use requirements, which allow for up-to 20 units per acre. Any minor comments that are outstanding will not affect the layout or scope proposed in the preliminary plat document. Should there be any changes to this document that do affect the layout or scope proposed, it will be brought back for review.

Chair M. Roy asked for comments from the board and the public. There were no comments he then asked for action.

A motion by Mr. Follmar and seconded by Mr. Werth to approve the Gold Crown Townhomes Preliminary Plat. Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Larry Medlock, Joseph Warren. Nays: None. All ayes. Motion carried.

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

11 Director Report

11.1 Director's Report

Planning Administrator N. Schwendt updated the Board with the following information:

Development Orders Issued: 1/13/25 - Take 5 Oil - 1,708 square foot oil change facility and associated improvements located on approximately 0.51 acres, at the intersection of Third Avenue and N Ferdon Boulevard, south of the Southern Pipe development and food trucks.

1/14/25 -The Cottages - 232-unit multifamily development located on approximately 35 acres, west of Antioch Road, north of the Fox Valley Subdivision and west of the Foxwood Subdivision.

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

New Development Applications: 1/28/25 - Okaloosa County Tax Collector's Office - 20,209 square foot tax collector's office building and associated improvements located at 1448 Commerce Drive, west of the Chamber of Commerce and north of the Library.

Additional Developments in Review Trammel Creek Village - 258-unit multifamily residential housing development, comprised of rental townhouses and rental single-family apartments on approximately 35 acres located north of the Railroad tracks and south of our old sewer treatment plant on N Lloyd Street.

Spring Creek Court - 19-unit multifamily apartment development on approximately 1 acre, located west of the intersection of Bay Street and W Cobb Avenue.

Crestview Preserve Subdivision - 36-unit townhouse subdivision located on 8 acres at the current end of Medcrest Drive.

Autozone - Proposed Autozone on 1.20 acres located on Industrial Drive, north of the Hancock Whitney bank and generally across from the CCB Community Bank and McDonalds on north Highway 85.

Sycamore Court - 38 apartment units on 1.91 acres, located northeast of the intersection of W Bowers Avenue and Bay Street. This project is northwest of Vineyard Village, the City's affordable housing development project.

12 Comments from the Audience

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

13 Adjournment

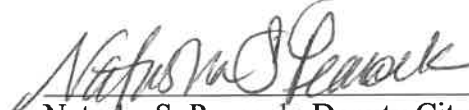
Chair M. Roy adjourned this meeting at 6:05 p.m.

Minutes approved on 7th day of April 2025.

Approved:


Chair M. Roy

Minutes submitted by:


Natasha S. Peacock, Deputy City Clerk
Notice having been duly given