

**PLANNING AND DEVELOPMENT BOARD
REGULAR MEETING MINUTES
APRIL 7, 2025
6:00 PM
COUNCIL CHAMBERS**

1 Call to Order

Chair M. Roy called the Regular Meeting of the Crestview Planning Board and Development Board to order at 6:00 p.m. Members present: Vice Chair Mario Werth, Bryan Follmar, and Joseph Warren, alternates Robert Bounds and Sylvester Echols. Also present were the Deputy City Clerk Natasha Peacock and staff members. Mr. Medlock was excused.

2 Pledge of Allegiance

The Pledge of Allegiance was led by Mr. Werth.

3 Approve Agenda

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

Motion by Mr. Warren and seconded by Mr. Follmar to approve the agenda.

Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Joseph Warren, Sylvester Echols. Nays: None. All yeas, motion carried.

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

5. 1. Approval of the Planning & Development Board Minutes of February 3, 2024
Chair M. Roy called for action.

A **motion** was made by Mr. Werth and seconded by Mr. Warren to approve the Consent Agenda as presented.

Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Joseph Warren, Sylvester Echols. Nays: None. All yeas, motion carried.

6 Ordinance on 1st reading/ Public Hearing

6. 1. Ordinance 1991 – Setbacks on Unopened or Terminating Rights-of-way
Planning Administrator N. Schwendt reviewed the necessary information concerning the ordinance and presented Ordinance 1991, Setbacks on Unopened Rights-of-way and Downtown Overlay Amendments. Staff have identified an ongoing hurdle for development on lots that lie adjacent to unopened rights-of-way that are not planned for future road use, or rights-of-way that terminate adjacent to a given property. Adherence to the current LDC standards would require a front setback along those rights-of-way. Upon further examination, staff could not determine whether requiring a more considerable front setback versus a more minor side setback provided any benefit or protection to adjacent properties in this particular situation. The code amendment to Section 6.00.02 would allow properties that abut an unopened right-of-way, or that sit at the end of a right-of-way that terminates, to have a side setback from that right-of-way, rather than a front, so long

as the structure is not constructed to face the unopened or terminating right-of-way.

Mr. Schwendt asked the Deputy City Clerk to read the Ordinance by title.

ORDINANCE: 1991 AN ORDINANCE AMENDING SECTION 6.00.02 OF THE CITY OF CRESTVIEW LAND DEVELOPMENT CODE; PROVIDING FOR AUTHORITY; 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 from the Board and the public, there were no comments.

Chair M. Roy asked for action.

A **motion** was made by Mr. Echols and seconded by Mr. Warren to recommend to the City Council to adopt Ordinance 1991.

Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Joseph Warren, Sylvester Echols. Nays: None. All yeas, motion carried.

7 Ordinances

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

10. 1. Preliminary Plat: Freedom Walk Subdivision

Planning Administrator Mr. Schwendt informed the Board of the background information for the preliminary plat. Initial application for the Freedom Walk subdivision was received on October 10, 2024. It has since gone through staff review, and all significant comments have been addressed. The remaining minor comments will not affect the overall layout and scope proposed in the preliminary plat documents provided. This subdivision is proposed off Old Bethel Road, east of Normandy Road and west of Jones Road. The subdivision proposes two connections to Old Bethel Road, two to Jones Road, and two to Normandy Road. Any minor comments that are outstanding at this time are not expected to affect the layout or scope proposed in the preliminary plat document. Should any changes to this document 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.

Mr. Warren asked if there is enough support for the impact on the roadway infrastructure and what long-term solutions the city has.

Mr. Schwendt answered that there is a mechanism to collect the traffic impact fee and on April 30th the City Council will be presented a mobility fee which will give us a larger pot of funds.

A brief discussion ensued concerning the roadway infrastructure.

A **motion** made by and seconded by to approve the Freedom Walk Subdivision Preliminary Plat.

Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Joseph Warren, Sylvester Echols. Nays: None. All yeas, motion carried.

11 Director Report

11. 1. Director's Report

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

Development Orders Issued: No development orders have been issued since the previous Planning and Development Board meeting.

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

New Development Applications: Longview Estates Subdivision - 15 lot subdivision located on approximately 3.25 acres at 669 Long Drive, north of E First Ave.

Additional Developments in Review:

Freedom Walk Subdivision - 475 lot subdivision development located on 156 acres located on Old Bethel Road.

Walmart Neighborhood Market - 43,603 square foot grocery store, 18,800 square feet of retail space, a fueling station and 2 outparcels located north-east of the intersection of Industrial Dr. and Richburg Ln. **Candlewood Suites** - 84-room hotel located on approximately 2.68 acres south of Cracker Barrel Dr. **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.

Spring Creek Court - 19-unit multifamily apartment development on approximately 1 acre, located west of the intersection of Bay Street and W Cobb Avenue. **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 audience.
There were no comments.

13 Adjournment

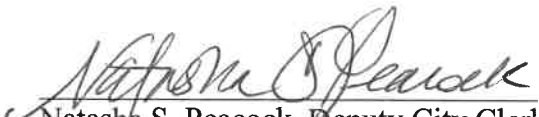
Chair M. Roy adjourned this meeting at 6:23 p.m.

Minutes approved on 5th day of May 2025.

Approved:


Chair M. Roy

Minutes submitted by:


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