

**PLANNING AND DEVELOPMENT BOARD**  
**Regular Meeting**

The Public is invited to view our meetings on the City of Crestview Live stream at <https://www.cityofcrestview.org> or the City of Crestview Facebook Page.

**MINUTES**  
**May 5, 2025**  
**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 6:00 p.m. Members present were: Vice Chair Mario Werth, Bryan Follmar, Joseph Warren, Larry Medlock, alternates Sylvester Echols and Robert Bounds. The Deputy City Clerk, Natasha Peacock, and staff members were also present.

**2 Pledge of Allegiance**

Mr. Werth led the Pledge of Allegiance.

**3 Approve Agenda**

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

**5 Consent Agenda**

**5.1 Planning & Development Board Meeting Minutes April 7, 2025**

Chair M. Roy called for action.

A motion was made by Mr. Werth and seconded by Mr. Medlock to approve the consent agenda.

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

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

**6.1 Ordinance 2000 - Main Street Development Standards**

Planning Administrator Nicholas Schwendt presented relevant information concerning Ordinance 2000. He stated that with the recent completion of the City's Main Street Streetscape project, staff reviewed the development standards within the Downtown Overlay district, specifically focusing on properties abutting Main Street. Following the City's recent investment in and completion of the Main Street Streetscape project, staff has been considering ways to update our codes and regulations to protect the area's investment further and further emphasize the existing character of development upon Main Street.

Currently, minimal development and redevelopment are occurring on South Main Street, south of the railroad tracks. There is a consistent development scheme to the north of the railroad tracks (North Main Street), which includes minimal front setbacks, or larger setbacks when a public plaza space exists in front of a given development (such as Hideaway Pizza and Knight Barry Title Company). This ordinance requires those developments subject to a development order approval within the City to develop similarly to the existing development on North Main Street. These standards will apply along the length of Main Street.

Mr. Schwendt asked the Deputy City Clerk to read Ordinance 2000 by title.

ORDINANCE: 2000 AN ORDINANCE AMENDING SECTION 6.04.01 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. There were none, he then asked for action.

A motion made by Mr. Warren, seconded by Mr. Werth, recommending adoption by the City Council of Ordinance 2000.

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

6.2 Ordinance 2001 - Signs in I-10/Fallen Heroes Corridor

Planning Administrator Mr. Schwendt informed the Board concerning Ordinance 2001 that with the completion of the east-west connector getting closer and the anticipated commercial development within the area surrounding the interstate and east-west connector, staff has considered modifying and expanding the area where interstate I-10 accessory signs are permissible. The completion of the east-west connector (Fallen Heroes Way) will encapsulate an area, along with the interstate, that staff anticipates to develop for commercial use. Given the commercial nature of this area and the expected desire for sign visibility from commercial developments from both I-10 and Fallen Heroes Way, staff proposes an amendment to the allowable area for interstate accessory signs. Currently, such signs are only allowed within 1,000 feet of the Interstate right-of-way, but the proposed amendment will generally expand the area north to the section line just past Fallen Heroes Way. The ordinance contains an exhibit of the exact area.

Mr. Schwendt asked the Deputy City Clerk to read the Ordinance 2001 by title.

ORDINANCE 2001 AN ORDINANCE AMENDING SECTION 7.02.05 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. There were none. He then asked for action.

A motion made by Mr. Warren, seconded by Mr. Medlock, recommending adoption by the City Council of Ordinance 2001.

Roll Call: Ayes: Michael Roy, Mario Werth, Bryan Follmar, Joseph Warren, Larry Medlock. 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

### 11.1 Director's Report

Planning Administrator Mr. 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:** The Final Plat for Garden Villas Townhomes Phase 2 was approved following the previous City Council meeting. This subdivision comprises townhouse lots on approximately 2.2 acres of land at Third Avenue and Jones Road. The subdivision provides a connection from Third Avenue to Jones Road via Dawg Lane.

**New Development Applications:** No new development applications have been received.

### **Additional Developments in Review**

- Longview Estates Subdivision - 15 lot subdivision located on approximately 3.25 acres at 669 Long Drive, north of E First Ave.
- Freedom Walk Subdivision - 474 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. Page 19 of 20
- 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 from the audience.

## 13 Adjournment

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

Minutes approved on 7<sup>th</sup> day of July 2025.

Approved:

Minutes submitted by:

Michael B.

Nathan D. Pencer

Chair M. Roy

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