

**Planning and Development Board
Minutes
September 2, 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 present.

2 Pledge of Allegiance

The Pledge of Allegiance was led by Mr. Warren.

3 Approve Agenda

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

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

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

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

5.1 Planning & Development Board Meeting Minutes August 4, 2025

Chair M. Roy asked the Board for action to approve the Consent Agenda.

A motion was made by Mr. Medlock and seconded by Mr. Werth 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 2010- Antioch Road Comprehensive Plan Amendment

Planning Administrator Nicholas Schwendt presented relevant information concerning Ordinance 2010. He informed the board that on July 31, 2025, staff received an application to amend the comprehensive plan and zoning designations for property located on Antioch Rd. 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 Residential (R) future land use designation for the property. The request for a comprehensive plan amendment will be presented to the City Council via Ordinance 2010 on September 8, 2025, for the first reading.

Mr. Schwendt asked the Deputy City Clerk to read Ordinance 2010 by title.

ORDINANCE: 2010 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 RESIDENTIAL (R) ON APPROXIMATELY 7.56 ACRES, MORE OR LESS, IN SECTION 26, 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.

Chair M. Roy asked for comments.

A motion made by Mr. Warren, seconded by Mr. Werth, recommending adoption by the City Council of Ordinance 2010.

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

6.2 Ordinance 2011-Antioch Road Rezoning

Deputy City Clerk, Natasha Peacock administered the swearing in for the quasi-judicial part of the meeting.

Planning Administrator, Nicholas Schwendt, presented relevant information concerning Ordinance 2011, much of which was presented with Ordinance 2010.

Mr. Schwendt asked the Deputy City Clerk to read Ordinance 2011 by title.

ORDINANCE: 2011 AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 7.56 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 26, TOWNSHIP 3 NORTH, RANGE 24 WEST, FROM THE COMMERCIAL LOWINTENSITY DISTRICT (C-1) ZONING DISTRICT TO THE SINGLE AND MULTI-FAMILY DENSITY DWELLING DISTRICT (R-3) 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. There were none, he then asked for action.

A motion made by Mr. Follmar, seconded by Mr. Medlock, recommending adoption by the City Council of Ordinance 2011.

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

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 6:08 p.m.

Minutes approved this __ day of __, 2025.

Michael Roy, Chair

Submitted by

Natasha S. Peacock

Deputy City Clerk

On behalf of,

Maryanne Girard, City Clerk

Proper Notice having been duly given