

Planning and Development Board
Minutes
January 5, 2026
6:00 PM

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, Joseph Warren, Larry Medlock, alternates Sylvester Echols and Robert Bounds. The Deputy City Clerk, Natasha Peacock, and staff members were present. Board member Mr. Follmar was not in attendance.

2 Pledge of Allegiance

The Pledge of Allegiance was led by Chair Roy.

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. Werth to approve the Agenda. Roll Call: Ayes: Michael Roy, Mario Werth, Joseph Warren, Larry Medlock, Sylvester Echols. Nays: None. all yeas, motion carried.

4 Public Opportunity to speak on Agenda items

5 Consent 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. Werth to approve the Agenda.

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

6 Ordinance on 1st reading/ Public Hearing

6. 6.1 Ordinance 2014 Magnolia Creeks Rezoning - Planned Unit Development

Planning Administrator Nick Schwendt presented Ordinance 2014 to the board. He informed the board that staff received the initial application for the Magnolia Creeks Phase 3 subdivision Planned Unit Development ("PUD") on October 9, 2025. All major comments have been addressed, and no substantial changes to the site development plans are expected at this time. Mr. Schwendt furthermore explained that the Magnolia Creeks Phase 3 PUD is the third phase of an existing project, Magnolia Creeks Phases 1 and 2, located at the southernmost end of Steeplechase Dr., and north of Interstate I-10. Magnolia Creeks Phases 1 and 2 were approved before the adoption of our latest code provisions regarding Planned Unit Developments. They were thereby approved as a PUD without going through the rezoning process. The project proposes a 52-unit single family residential subdivision upon a 22.27 acre portion of the overall property, located at parcel ID 28-3N-23-0000-0017-0010. The primary reason for the request of this PUD zoning is to allow narrower lots within the subdivision (40-foot minimum instead of the 50-foot minimum required by the Mixed Use zone) and setbacks, requesting 20' front, 5' side and 15' rear setbacks (as opposed to the current Mixed Use Zone, which requires a 7.5' side setback). These lot width and

setback changes are consistent with the first portion of the project, Magnolia Creeks Phases 1 and 2. The development scheme proposed herein is consistent with the first two phases of Magnolia Creeks, as well as the other surrounding subdivisions to the northeast. He then asked the Clerk to read Ordinance 2014 by title.

Deputy City Clerk Natasha Peacock read the Ordinance by title:

ORDINANCE: 2014

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 22.27 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 28, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE MIXED USE (MU) ZONING DISTRICT TO THE PLANNED UNIT DEVELOPMENT (PUD) 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.

Mr. Jack Lynch, 137 Steeplechase Dr, inquired about the potential increase in traffic due to this expansion and expressed his reasons of why this ordinance should not be approved.

Mr. Milton Harris of 141 Steeplechase also voiced his displeasure of the Ordinance.

Discussion ensued.

Chair M. Roy asked for action.

A motion made by Mr. Werth, seconded by Mr. Medlock, recommending adoption by the City Council of Ordinance 2014.

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

6. 6.2 Ordinance 2015 - North Pearl Street Comprehensive Plan Amendment

Planning Administrator Nick Schwendt informed the board that on November 20, 2025, staff received an application to amend the comprehensive plan and zoning designations for property located at 1398 North Pearl Street. The subject property is currently located within the city limits of Crestview with a future land use and zoning designation of Residential (R) and Single and Multi-Family Density Dwelling District (R-3), respectively. The application requests the Mixed-Use (MU) future land use designation for the property. The request for a comprehensive plan amendment will be presented to City Council via Ordinance 2015 on January 12, 2026 for the first reading. The subject property is currently developed for residential use and a development application has not been submitted. Based on the preliminary site plan submitted with the application, the property will continue to be used for residential purposes. Mr. Schwendt then asked the City Clerk to read Ordinance 2015 by title.

Deputy City Clerk, Natasha Peacock, read Ordinance 2015 by title:

ORDINANCE: 2015

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 RESIDENTIAL (R) TO MIXED-USE (MU) ON APPROXIMATELY 0.87 ACRES, MORE OR LESS, IN SECTION 8, 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 comments.

A motion made by Mr. Warren, seconded by Mr. Echols, recommending adoption by the City Council of Ordinance 2015.

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

6. 6.3 Ordinance 2016 - North Pearl Street Rezoning

Planning Administrator Nick Schwendt informed the board that on November 20, 2025, staff received an application to amend the comprehensive plan and zoning designations for property located at 1398 North Pearl Street. The subject property is currently located within the city limits of Crestview with a future land use and zoning designation of Residential (R) and Single and Multi-Family Density Dwelling District (R-3), respectively. The application requests the Mixed-Use (MU) zoning designation for the property. The request for rezoning will be presented to City Council via Ordinance 2016 on January 12, 2026 for the first reading. The subject property is currently developed for residential use and a development application has not been submitted. Based on the preliminary site plan submitted with the application, the property will continue to be used for residential purposes.

Chair M. Roy asked for comments. He then asked the City Clerk to read Ordinance 2016 by title.

Deputy City Clerk Natasha Peacock read Ordinance 2016 by title:

ORDINANCE: 2016

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 0.87 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 8, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE SINGLE AND MULTI-FAMILY DENSITY DWELLING DISTRICT (R-3) 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 for comments, but there were none. He then asked for action.

A motion made by Mr. Medlock, seconded by Mr. Echols, recommending adoption by the City Council of Ordinance 2016.

Roll Call: Ayes: Michael Roy, Mario Werth, Sylvester Echols, 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.

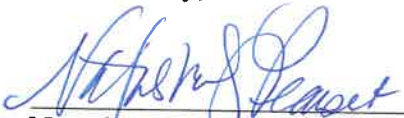
13 Adjournment

Chair M. Roy adjourned the meeting at 6:22 p.m.

Minutes approved this 2nd day of Feb, 2026.



Michael Roy, Chair



Natasha S. Peacock
City Clerk CMC

Proper Notice having been duly given