

**Planning and Development Board
Minutes
December 1, 2025
6:00 PM**

1 Call to Order

Chair M. Roy called the Regular Meeting of the Crestview Planning & 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 absent. The Deputy City Clerk, Natasha Peacock, and staff members were present.

2 Pledge of Allegiance

Chair M. Roy led the Pledge of Allegiance.

3 Approve Agenda

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

A motion was made by Mr. Follmar and seconded by Mr. Werth 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 September 2, 2025

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

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

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

Mr. Schwendt, Strategic Initiatives Director, informed the board of the current projects and developments since the last meeting.

Development Orders Issued:

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.

DSL Dealership Expansion – An approximately 86,000 square foot dealership expansion for vehicle storage upon a 14.50 acre parcel at 4374 S Ferdon Blvd, across the street from the existing David Scott Lee Buick GMC dealership.

Longview Estates Subdivision – 15 lot subdivision located on approximately 3.25 acres at 669 Long Drive, north of E First Ave.

Rayburn Court Townhomes – 4-unit townhouse subdivision on approximately 1/3 acre on South Rayburn Street. This is the first submittal that was received since the statute change occurred, requiring administrative approval of plats, and was approved administratively.

New Development Applications:

ALGA Brewery – 1,250 square foot building and associated improvements, including a food trailer space, proposed on approximately 0.6 acres, directly north of Coney Island on Main Street.

CJL Office – 2,000 square foot office on approximately 1/4 acre, at the corner of Texas Parkway and Ninth Avenue.

Take 5 Oil – 1,345 square foot outparcel development at the Crestview Corners shopping center on South Highway 85, adjacent to the Taco Bell.

Blackwater Ridge – 31-unit single-family residential subdivision on 6.45 acres located on Antioch Road across from the golf course.

Magnolia Creeks Phase 3 – 52 lot subdivision on approximately 31 acres, located south of Steeplechase Dr. and west of Magnolia Creeks Phases 1 and 2. Similarly to Phases 1 and 2, this project was applied for as a Planned Unit Development to allow for setback flexibility. The rezoning to the PUD district is projected to go before this board and the City Council in January.

Okaloosa Ophthalmology Phase II – 4,780 square foot eye surgery center proposed on Crosson Street, behind the existing Alabata Eye Clinic.

Additional Developments in Review:

Wawa – 6,372 square foot convenience store and gas station on 1.69 acres on South Highway 85, north of the new Tidal Wave Auto Spa.

Colts Landing – 47-unit single-family subdivision on approximately 23 acres located on east Highway 90.

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.

Other Updates – Mr. Schwendt informed the board regarding the Comprehensive Plan Evaluation and Appraisal update. The state requires Comprehensive Plans to be updated every 7 years to ensure that they are compliant with the latest statutory requirements. The board and council approved the Plan's transmittal to the state, and upon review, the state had a handful of comments. Some were minor amendments to the language of the plan, but it was also necessary to prepare and adopt an updated water supply plan.

Staff has worked with their consultant to prepare the updated water supply plan, and it is nearly ready for adoption. During the preparation of the water supply plan, Senate Bill 180 was passed. A portion of Senate Bill 180 opens municipalities and counties up to potential litigation when land development regulations or policies are adopted that cause an increased burden on developers. As a result, other Comprehensive Plan updates in the State of Florida have been rejected due to this bill. Rejection of the Comprehensive Plan would render the update null-and-void, causing the city to fall back on the previous plan, which would then be considered out of date per the Evaluation and Appraisal process, and put the City in a state of non-compliance with regard to the Comprehensive Plan.

After considering these factors with their consultant, staff determined that the most reasonable way forward would be to request another extension from the state to allow time to review the proposed plan for any policies that could be considered more burdensome for development, and amend them accordingly. The extension has already been approved, and the consultant is already working on reviewing the plan for these potential items. Once this process is complete, the Plan will be brought back to the Planning Board and Council for final adoption.

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 6:20 p.m.

Minutes approved this 1st day of Jan, 2026.



Michael E. Roy, Chair



Natasha S Peacock
City Clerk-Interim

Proper Notice having been duly given