

**Planning and Development Board
Minutes
March 2, 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, and alternate Robert Bounds. The 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 M. 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. Medlock to approve the Agenda. Roll Call: Ayes: Michael Roy, Mario Werth, Joseph Warren, Larry Medlock, Robert Bounds. Nays: None. All yeas, motion carried.

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

6 Ordinance on 1st reading/ Public Hearing

6.1 Ordinance 2015 - North Pearl Street Comprehensive Plan Amendment

Dawn Barnes, Planning Administrator, informed the Board of information pertaining to Ordinance 2015. 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 Planning and Development Board recommended approval of the request on January 5, 2026. Ms. Barnes then asked the City Clerk to read Ordinance 2015 by title.

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 action to approve Ordinance 2015 to move to the City Council for approval.

A motion was made by Mr. Medlock and seconded by Mr. Warren to recommend adoption by the City Council of Ordinance 2015. Roll Call: Ayes: Michael Roy, Mario Werth, Joseph Warren, Larry Medlock, Robert Bounds. 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 Affordable Housing Advisory Nominations

Ms. Barnes, Planning Administrator, informed the Board that according to Chapter 420 of the Florida State Statutes, the Affordable Housing Advisory Committee (AHAC) is required to meet once per cycle to evaluate incentive strategies and land development regulations and policies. The statute also contains requirements for members of the committee, one being a member of the Planning and Development Board. Since the former committee members now sit on the City Council, it is now up to this Board to select a member to serve on the AHAC.

Chair M. Roy asked for action.

A brief discussion ensued among the Planning and Development Board members.

A motion was made by Mr. Medlock to nominate Mr. Bounds to serve on the AHAC, seconded by Mr. Warren. Roll Call: Ayes: Michael Roy, Mario Werth, Joseph Warren, Larry Medlock, Robert Bounds. Nays: None. All yeas, motion carried.

11 Director Report

11.1 Development Report

Planning Administrator Ms. Barnes updated the Board on current, issued, and new Development Orders.

Development Orders Issued:

12/22/25 – Wawa #5510 – 6,372 square foot convenience store and gas station located on 1.71 acres of property at 1510 S Ferdon Boulevard.

12/22/25 – CJL Homes Office – 2,096 square foot office, located on 0.53 acres of property at 786 Ninth Avenue.

01/15/26 – Blackwater Ridge Subdivision – 31-lot residential housing development located on approximately 6.45 acres at 4930 Antioch Road.

01/29/26 – Fox Valley Phase 3B – 53-lot residential housing development located on approximately 373.49 acres at the terminus of Traverse Lane.
02/17/26 – Take 5 Oil Change – 1,345 square foot oil change facility located on 0.32 acres at 2547 S Ferdon Boulevard.

Final Plats: No final plats have been approved or recorded since the last update.

New Development Applications:

I-10 RV Park – 24-space recreational vehicle park located on 7.31 acres on Live Oak Church Road.

Jones Valley Subdivision – 64-lot residential housing development located on approximately 19 acres at Valley Road and E First Avenue.

Chick-fil-A – 5,033 square foot quick-service restaurant with drive-through, located on 2.23 acres at 1120 Industrial Drive.

Developments in Review:

La Quinta Del Sol Motel – 12,420 square foot, 4-story, 74-room hotel located on 4.49 acres at 4253 Hugo Lane.

Spring Creek Court – 19-unit apartment development on approximately 1 acre, located west of the intersection of Bay Street and W Cobb Avenue.

Sycamore Court – 38-unit apartment development 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.

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

Freedom Walk – 474-lot subdivision located on 156 acres on Old Bethel Road.

Colts Landing – 47-lot subdivision located on approximately 32 acres on E Highway 90.

ALGA Brewery – 1,283 square foot brewery with 256 square foot covered outdoor seating area and food truck space located on 0.06 acres at 109 S Main Street.

Magnolia Creeks Phase 3 – 52-lot subdivision located on approximately 31 acres south of Steeplechase Drive and west of Magnolia Creeks Phases 1 & 2.

Okaloosa Ophthalmology, Phase II – 10,723 square foot eye surgery center located on 1.9 acres at 100 Price-Gregory Way.


12 Comments from the Audience

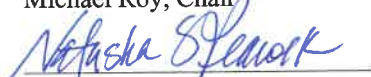
Chair M. Roy asked for comments from the public. There were none.

13 Adjournment

Chair M. Roy adjourned the meeting at 6:06 p.m.

Minutes approved this 6th day of Jan, 2026.


Michael Roy, Chair


Natasha S. Peacock
City Clerk CMC

Proper Notice having been duly given