

**Planning and Development Board
Minutes Draft
April 6, 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: Joseph Warren, Larry Medlock, Mr. Follmar and alternate Josh Molyneux. The City Clerk, Natasha Peacock, and staff members were present. Mr. Bounds and Mr. Werth were 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. Follmar and seconded by Mr. Medlock to approve the Agenda.

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

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

5.1 Approval for Planning & Development Board Minutes from December, January, February and March.

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

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

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

6 Ordinance on 1st reading/ Public Hearing

6.1 Ordinance 2020 Aplin/Brookmeade Rezoning

Planning Administrator Dawn Barnes informed the Board that on February 16, 2026, staff received an application to amend the zoning designation for property located at Aplin Road and Brookmeade Drive. The subject property is currently located within the city limits of Crestview with a zoning designation of Mixed-Use (MU). The application requests the Single and Multi-Family Density Dwelling District (R-3) zoning designation for the property. The rezoning request will be presented to City Council via Ordinance 2020 on April 13, 2026 for the first reading. The subject property is currently vacant, and a development application has not been submitted. Based on the requested zoning designation, the property will be developed for residential use. Staff reviewed the rezoning request and finds the following: - The proposed zoning is consistent with the proposed future land use designation. - The uses within the requested zoning district are compatible with uses in the adjacent zoning districts. - The requested use is not substantially more or less intense than allowable development on adjacent parcels.

Dawn Barnes, Planning Administrator, then asked the City Clerk to read Ordinance 2020 by title.

City Clerk Natasha Peacock proceeded to read Ordinance 2020 by title.

ORDINANCE: 2020 AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 1.57 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 21, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE MIXED-USE (MU) 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 and then asked for action.

A motion was made by Mr. Follmar and seconded by Mr. Medlock to approve Ordinance 2020 to move to the City Council for approval.

Roll Call: Ayes: Michael Roy, Joseph Warren, Larry Medlock, Brian Follmar. 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. Development Report

Development Orders Issued:

7/15/25 – Freedom Walk – 474-lot subdivision located on 156 acres located on Old Bethel Road.

10/6/25 – Longview Estates – 15-lot subdivision located on approximately 3.25 acres at 669 Long Drive, north of E First Avenue.

3/26/26 – La Quita Del Sol Motel – 12,420 square foot, 4-story, 74-room hotel located on 4.49 acres at 2723 Hugo Lane.

3/31/26 – Adams Sanitation DO Amendment – Solid waste transfer station located at 5500 Arena Road.

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

New Development Applications: No new development applications received since the last update.

Developments in Review:

ALGA Brewery – 1283 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.

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

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

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.

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.

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.

12 Comments from the Audience

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

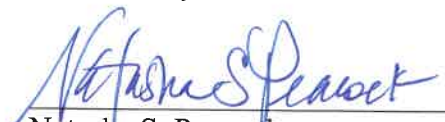
13 Adjournment

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

Minutes approved this 1st day of June 2026.



Michael Roy, Chair



Natasha S. Peacock
City Clerk CMC

Proper Notice having been duly given