

**Workshop Meeting
November 9, 2020
5:00 p.m.
Council Chambers**

The Workshop Meeting of the Crestview City Council was called to order at 5:00 P.M. Members present were: Mayor Pro Tem Shannon Hayes, Council members Cynthia Brown, Harry LeBoeuf, Andrew Rencich, Joe Blocker. Also present were the honorable Mayor JB Whitten, City Clerk Elizabeth Roy, City Manager Tim Bolduc, City Attorney Jonathan Holloway, staff, and members of the press.

WORKSHOP

1. Called to Order

This workshop was called to order by Mayor Whitten.

2. Pledge of Allegiance

The pledge was led by Mr. Blocker.

3. Open Workshop

4. Approval of Agenda

Mayor. Whitten asked if there were any changes to the Agenda.

There were none and Council gave consensus to present Workshop Agenda.

5. Action Items

5.1 Ordinance 1789- Land Development Code

Mr. Duley, Planning Administrator presented the draft of the new Land Development Code, Ordinance 1789. He stated that the current Land Development Code is based on code written mostly in 1996 and updated sporadically since then. State and federal statutes and regulations have changed many times, as well as industry best practices. These multiple disjointed changes created a multitude of updates or Band-Aids, resulting in a code that is exceedingly difficult to understand or enforce. This brand-new document is created from industry best practices and from lessons learned in other municipalities, as well as our own. This document follows the recent City SWOT Analysis which detailed what the citizens and leaders of this City envision for the future of Crestview as well as define the character traits we want to embrace and encourage.

Mr. Duley noted that the new LDC (Land Development Code) goes from twenty-four chapters to just nine chapters this was due to certain items that weren't relevant to the LDC. Wording has always been an issue in the past. This new code was careful to ensure it was written clear enough to be understood by everyone using the code. A chapter was created solely for definitions. This allows for one definition to be created and then used throughout the code. Attention was paid to potential development opportunities of existing blighted areas. In the past, one block to developing those areas was inadequate zoning. For example, some areas were zoned low density residential, but the lots were too small to be able to be built on. There was no reason for anyone to develop those parcels. Mr. Duley reminded Council that this ordinance will be before them for a year or may vote in thirty days.

Discussion ensued concerning the items Mr. Duley presented to Council.

5.2 Ordinance 1790- Zoning Map Amendment

Mr. Duley, Planning Administrator discussed the current zoning map and the proposed zoning map. The number of zoning districts are reduced from 12 to 9, with two of those being Conservation or Public Lands. This creates a much more logical flow and provides the ability to cascade the zoning and intensity of uses throughout the City. Opportunity is provided for sustainable urbanization of the core area of the city by creating and applying a mixed-use zoning where it is adjacent to commercial zoning. This also provides a buffer between commercial and residential zoning.

A brief discussion ensued.

5.3 Ordinance 1791- Comp Plan & Future Land Use Map Amendments

- 6. Comments from the Audience**
- 7. Comments from the Mayor and Council**
- 8. Adjournment**

This meeting was adjourned by Mayor Whitten at 5:50 p.m.


Elizabeth M. Roy
City Clerk


J B Whitten
Mayor

Minutes approve this 11th day of Jan, 2021.