



CITY OF CRESTVIEW
Community Development Services
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PLANNING AND DEVELOPMENT BOARD

Minutes

December 6, 2021

6:00 p.m.

Council Chambers

1 Call to Order

2 Pledge of Allegiance

3 Approve Agenda

Motion by Ellis Conner and seconded by Mario Werth to approve the agenda.

Roll Call: Board member Ellis Conner, aye; Board member Michael Gilbert, aye; Board member Michael Roy, aye; Board member Mario Werth, aye; and Board member Bryan Follmar, aye. All ayes. Motion carried.

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

Ellis Conner and seconded by Mario Werth to approve the Consent Agenda. All ayes. Motion carried.

6 Ordinance on 1st reading/ Public Hearing

6.1 Ordinance 1849 Property Rights Element of the Comprehensive Plan

Planner N. Schwendt presented the Ordinance information to the Planning Board and asked the City Clerk, Maryanne Schrader, to read the Ordinance by Title:

AN ORDINANCE PROVIDING FOR A COMPREHENSIVE PLAN AMENDMENT; PROVIDING FOR AUTHORITY; PROVIDING FOR FILING WITH THE CLERK OF CIRCUIT COURT OF OKALOOSA COUNTY, THE CHIEF ADMINISTRATIVE OFFICER OF OKALOOSA COUNTY AND THE FLORIDA DEPARTMENT OF STATE; 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

This is the first reading and public hearing of Ordinance 1849.

Planner N. Schwendt went over the item: Pursuant to the requirements of 163.3177, this amendment will add a Property Rights Element as Chapter 18 of our Comprehensive Plan. The new element contains the rights that shall be considered in local decision making, as required by, and spelled out in F.S. 163.3177(i).

The state Department of Economic Opportunity will not review any comprehensive plan amendment packages (including future land use map amendments accompanying annexations larger than 10 acres) without this element being included in the comprehensive plan, or amendment package.

Motion by Board member Ellis Conner and seconded by Board member Mario Werth to approve Ordinance 1849 for Public Hearing and forward to the City Council for 1st reading.

Roll Call: Board member Ellis Conner, aye; Board member Michael Gilbert, aye; Board member Michael Roy, aye; Board member Mario Werth, aye; and Board member Bryan Follmar, aye. All ayes. Motion carried.

7 Ordinances – None scheduled.

8 Final Plats and PUDS – None scheduled.

9 Action Items

9.1 Discussion of Manufactured Home Placement Provisions

Board member Bryan Follmar voiced concern on setbacks mentioning he was hesitant about stacking mobile homes. Discussion ensued about concerns on squeezing mobile homes in a tight location, the average of years that a mobile home has before it loses its value, and the direction of the door facing the street.

Planner N. Schwendt mentioned that he could do a comparison of the value of other homes in the area.

Board member Ellis Conner discussed the regulation of mobile home stickers and the assessed value. Planner N. Schwendt said the property appraiser assesses the land and building value separately and stated he could build that into the ordinance. Board member Ellis Conner recommended bringing back a draft to the next meeting.

The consensus of the Board was for Planner N. Schwendt to bring back a draft ordinance to the meeting in January.

Special Exceptions, Variances, Vacations and Appeals - Board of Adjustment Public Hearing

10. 10.1 Appeal of Administrative Decisions

Chair M. Roy recessed the Planning and Development Board and opened the Board of Adjustments at 6:21 p.m.

Planner N. Schwendt said that since the Land Development Code was adopted, a number of items needed to be changed. One provision requires specific access distances from a commercial site to the right-of-way. There are also landscape buffer requirements, which requires access drives to be setback from the property line. This causes hardship for local developers in particular small developers and the downtown area and were found to be unnecessary, as it is addressed in other sections of the code. We have several projects coming forward that will be affected by the Code. Staff has to deny each applicant because it is not in compliance with our current code. The limitations could cause no development in the affected locations. He asked the Planning Development Board to reverse the decisions.

City Attorney J. Holloway explained when the Land Development Code was rewritten, there is incongruity to two sections of the Code, so the director must follow the requirements as written in the Code. He said the Planning and Development Board has an option to overturn the decision of the Planning Director to speed up the process. The new ordinance will include a table to improve the process.

The consensus of the Board was to have staff bring back a draft, as the current Code needs to be rewritten.

Planner N. Schwendt said we will bring back revisions in six months, and then will review the ordinance on an annual basis.

Motion 1

Staff respectfully requests that the Planning and Development Board, sitting as the Board of Adjustment, make a motion to reverse the portion of the administrative decision caused by Section 8.04.00(A)(6) of the Land Development Code resulting in the denial of the Garden Street Strip Mall project located at 599 Garden Street, Parcel ID# 04-3N-23-1840-0002-001A.

Chair M. Roy asked for public comment.

Motion by Board member Mario Werth and seconded by Bryan Follmar to reverse the portion of the administrative decision caused by Section 8.04.00(A)(6) of the Land Development Code resulting in the denial of the Garden Street Strip Mall project located at 599 Garden Street, Parcel ID# 04-3N-23-1840-0002-001A.

Roll Call: Board member Ellis Conner, aye; Board member Michael Gilbert, aye; Board member Michael Roy, aye; Board member Mario Werth, aye; and Board member Bryan Follmar, aye. All ayes. Motion carried.

Motion 2

Staff respectfully requests that the Planning and Development Board, sitting as the Board of Adjustment, make a motion to reverse the portion of the administrative decision caused by Section 8.04.00(A)(6) of the Land Development Code resulting in the denial of the Woodlawn Church Parking Lot project located at 124 Woodlawn Dr, Parcel ID# 08-3N-23-1380-0002-0050.

Chair M. Roy asked for public comment.

Motion by Board member Bryan Follmar and seconded by Board member Mario Werth to reverse the portion of the administrative decision caused by Section 8.04.00(A)(6) of the Land Development Code resulting in the denial of the Woodlawn Church Parking Lot project located at 124 Woodlawn Dr, Parcel ID# 08-3N-23-1380-0002-0050.

Roll Call: Board member Ellis Conner, aye; Board member Michael Gilbert, aye; Board member Michael Roy, aye; Board member Mario Werth, aye; and Board member Bryan Follmar, aye. All ayes. Motion carried.

Motion 3

Chair M. Roy asked for public comment.

Staff respectfully requests that the Planning and Development Board, sitting as the Board of Adjustment, make a motion to reverse the portion of the administrative decision caused by Sections 8.04.00(A)(4)(b) of the Land Development Code resulting in the denial of the Beautiful Creations project located at 830 N Brett St, Parcel ID# 17-3N-23-2490-0036-0070.

Motion by Board member Bryan Follmar and seconded by Board member Mario Werth to reverse the portion of the administrative decision caused by Sections 8.04.00(A)(4)(b) of the Land Development Code resulting in the denial of the Beautiful Creations project located at 830 N Brett St, Parcel ID# 17-3N-23-2490-0036-0070.

Roll Call: Board member Ellis Conner, aye; Board member Michael Gilbert, aye; Board member Michael Roy, aye; Board member Mario Werth, aye; and Board member Bryan Follmar, aye. All ayes. Motion carried.

Motion 4

Chair M. Roy asked for public comment.

Staff respectfully requests that the Planning and Development Board, sitting as the Board of Adjustment, make a motion to reverse the portion of the administrative decision caused by Sections 8.04.00(A)(4)(b) and (6) of the Land Development Code resulting in the denial of the DAW Complex project located at 2803 Goodwin Ave, Parcel ID# 20-3N-23-0000-0126-0050.

Motion by Board member Bryan Follmar and seconded by Board member Mario Werth to reverse the portion of the administrative decision caused by Sections 8.04.00(A)(4)(b) and (6) of the Land Development Code resulting in the denial of the DAW Complex project located at 2803 Goodwin Ave, Parcel ID# 20-3N-23-0000-0126-0050.

Roll Call: Board member Ellis Conner, aye; Board member Michael Gilbert, aye; Board member Michael Roy, aye; Board member Mario Werth, aye; and Board member Bryan Follmar, aye. All ayes. Motion carried.

11 Comments from the Audience

Chair M. Roy reopened the meeting and asked if anyone had any comments. He mentioned there were no applications received for the vacancy, so the application process has been reopened until December 22nd.

12 Adjournment

Chair M. Roy adjourned at 6:35 p.m.

Approved: _____

Michael Roy, Chair

Attest:

Minutes submitted by Maryanne Schrader
City Clerk

Proper notice having been duly given

