

PLANNING AND DEVELOPMENT BOARD

Regular Meeting Minutes

April 4, 2022

6:00 p.m.

Council Chambers

1 Call to Order

Chair Mike Roy called the Regular Meeting of the Crestview Planning and Development Board to order at 6:00 p.m. Members present: Mario Werth, Vice Chair, Ellis Conner, Malcolm Haynes, Michael Gilbert and alternates Brian Follmar and Jim Sheffield. Also present were City Clerk Maryanne Schrader, City Attorney Jon Holloway, and staff members.

2 Pledge of Allegiance

Chair M. Roy led the Board in the Pledge of Allegiance.

3 Approve Agenda

Chair M. Roy asked for action.

Motion by Board Member Ellis Conner and seconded by Board Member Malcolm Haynes to approve the agenda, as presented.

Roll Call: Ellis Conner, Mario Werth, Bryan Follmar, Michael Roy, and Malcolm Haynes.
All ayes. Motion carried.

4 Public Opportunity to speak on Agenda items

No one came forward.

5 Consent Agenda

5. 1. Approval of the March 7, 2022 minutes

Chair M. Roy asked for action.

Motion by Board Member Mario Werth and seconded by Board Member Ellis Conner to approve the minutes of March 7, 2022.

Roll Call: Michael Roy, Ellis Conner, Mario Werth, and Malcolm Hayes, Bryan Follmar.
All Ayes. Motion carried.

6 Ordinance on 1st reading/ Public Hearing

6. 1. Ordinance 1860 - Lindley Road Rezoning

Senior Planner Nicholas Schwendt stated this is the first reading and public hearing of Ordinance 1860.

City Attorney J. Holloway swore in Mr. Schwendt.

Senior Planner Nicholas Schwendt provided the zoning information to the Planning Board mentioning that courtesy notices were mailed to the neighborhood. He added the fees were waived, as the City initiated the zoning change request. He asked that the staff report be entered into the record: On March 4, 2022, staff received an application to amend the zoning designation for property located at Lindley Road. The property is currently located within the city limits of Crestview with a Future Land Use and zoning designation of Residential

and Single-Family Low-Density Dwelling District (R-1). The application requests the Single-Family Estate Dwelling District (R-1E) zoning designation for the property. The request for rezoning will be presented to City Council via Ordinance 1860 on April 11, 2022, for First reading.

Senior Planner Nicholas Schwendt asked the City Clerk to read the ordinance for the record.

City Clerk Maryanne Schrader read the Ordinance by Title: An ordinance of the City of Crestview, Florida, providing for the rezoning of 19.73 acres, more or less, of real property, located in Section 2, Township 3 north, Range 24 west, from the single-family low-density dwelling district (R-1) zoning district to the single-family estate dwelling district (R-1E) 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 Roy asked for comment from the Board and the public.

Mr. Connor asked about the annexation, and Senior Planner N. Schwendt responded that the property was not annexed with the surrounding property in the 1980's.

City Attorney J. Holloway explained that its appropriate to disclose any ex-parte communications. He summarized the procedures involved in a quasi-judicial Hearing adding decisions should be based on competent and substantial evidence.

Jonathan Doug Wheeler came forward and spoke on the safety of the neighborhood providing a map depicting the road layout and the cost involved in the development.

Board member M. Werth asked if the development order will take into consideration the traffic concerns brought up, and Senior Planner N. Schwendt replied that we will have a traffic study when we receive the plans adding the conceptual plat will come before the Board when it is received.

City Attorney J. Holloway said this zoning will bring the intensity down, and Senior Planner N. Schwendt said the lot sizes could go down one-third of an acre. He said this will allow flexibility for the developer in relation to the wetlands.

Chair M. Roy called for action.

Motion by Board member Mario Werth and seconded by Board member Bryan Follmar to recommend to the City Council to adopt Ordinance 1860.

Roll Call: Ellis Conner, Malcolm Haynes, Michael Roy, Mario Werth, Bryan Follmar.
All ayes. Motion carried.

6. 2. Ordinance 1861 - Antioch Road Annexation

Senior Planner N. Schwendt presented the Ordinance information to the Planning Board and stated the next three ordinances involve about 58.55 acres on Antioch Road. He said currently the property is a mix between residential and commercial noting the notices were sent to those around 300-foot of the property. He mentioned the postings and advertisements. He said fees were waived for this application, as it was received during the moratorium on annexation fees. He asked that the staff report be entered into the record: On March 7, 2022, staff received an

application to annex and to amend the comprehensive plan and zoning designations for property located on Antioch Road. The property is currently located within unincorporated Okaloosa County with Future Land Use designations of Agriculture and Low Density Residential, and zoning designations of Agriculture and Residential-1. The request for voluntary annexation will be presented to City Council for First reading and Public Hearing on April 11, 2022.

Senior Planner N. Schwendt asked the City Clerk to read the ordinance into the record.

City Clerk Maryanne Schrader read Ordinance 1861 by Title: An Ordinance Annexing to the City of Crestview, Florida, ± 58.55 Acres of Contiguous Lands Located in Sections 23 & 26, Township 3 North, Range 24 West, And Being Described As Set Forth herein; Providing for Authority; Providing for Land Description; Providing for Boundary; Providing For Land Use And Zoning Designation; Providing For Amendment to The Base, Land Use and Zoning Maps; Providing For a Comprehensive Plan Amendment; 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.

Motion by Board Member Ellis Conner and seconded by Board Member Malcolm Haynes to recommend to the City Council to adopt Ordinance 1861.

Roll Call: Ellis Conner, Malcolm Haynes, Michael Roy, Mario Werth, Bryan Follmar. All ayes. Motion carried.

6. 3. Ordinance 1862 - Antioch Road Comprehensive Plan Amendment

Senior Planner N. Schwendt presented Ordinance 1862 stating this is the first reading of Ordinance 1862 to the Planning Board and went over the mixed use and want to apply R-3, which is exclusively residential. He asked that the staff report be entered into the record: On March 7, 2022, staff received an application to annex and to amend the Comprehensive Plan and zoning designations for property located on Antioch Road. The subject property is currently located within unincorporated Okaloosa County with Future Land Use designations of Agriculture and Low Density Residential, and zoning designations of Agriculture and Residential-1. The application requests the Mixed-Use Future Land Use designation for the property. The request for a Comprehensive Plan amendment will be presented to City Council via Ordinance 1862 on April 11, 2022, for the first reading.

Senior Planner N. Schwendt asked the City Clerk to read the ordinance into the record.

City Clerk Maryanne Schrader read the Ordinance by Title: 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 Okaloosa County Agriculture and Low Density Residential to Mixed Use (Mu) On Approximately 58.55 Acres, More or Less, In Sections 23 and 26, Township 3 North, Range 24 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 comment from the Board.

Board Member E. Connor asked about the zoning, and Senior Planner N. Schwendt replied

it will allow for residential use; however, the zoning would need to be rezoned to allow for retail use.

Chair Roy asked for action.

Motion by Board Member Malcolm Haynes and seconded by Board Member Mario Werth to recommend to the City Council to adopt Ordinance 1862.

Roll Call: Ellis Conner, Malcolm Haynes, Michael Roy, Mario Werth, Bryan Follmar.
All ayes. Motion carried.

6. **4. Ordinance 1863 - Antioch Road Rezoning**

Senior Planner N. Schwendt presented the Ordinance information to the Planning Board stating this is the first reading of Ordinance 1863. He mentioned this is a rezoning request and asked that the staff report be entered into the record: On March 7, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on Antioch Road. The property is currently located within unincorporated Okaloosa County with Future Land Use designations of Agriculture and Low Density Residential, and zoning designations of Agriculture and Residential-1. The application requests the single and multi-Family Density Dwelling District (R-3) zoning designation for the property. The request for rezoning will be presented to City Council via Ordinance 1863 on April 11, 2022, for First reading.

Senior Planner N. Schwendt asked the City Clerk to read the ordinance into the record.

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, providing for the Rezoning of 58.55 Acres, More or Less, of Real Property, Located in Sections 23 And 26, Township 3 North, Range 24 West, From the Okaloosa County Agriculture and Residential-1 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 called for action.

Motion by Board Member Ellis Conner and seconded by Board Member Malcolm Haynes to recommend to the City Council to adopt Ordinance 1863.

Roll Call: Ellis Conner, Malcolm Haynes, Michael Roy, Mario Werth, Bryan Follmar.
All ayes. Motion carried.

7 Ordinances – Nothing brought forward.

8 Final Plats and PUDS – Nothing brought forward.

9 Special Exceptions, Variances, Vacations and Appeals – Nothing brought forward.

10 Action Items – Nothing brought forward.

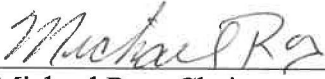
11 Comments from the Audience

Chair M. Roy asked if there were any comments from the public, and no one came forward.

12 Adjournment

Chair Roy adjourned the meeting at 6:28 p.m.

Minutes approved on the 2nd day of May 2022.



Michael Roy, Chair



Maryanne Schrader, City Clerk

Public notice of meeting having been properly noticed

