

PLANNING AND DEVELOPMENT BOARD

Regular Meeting Minutes

June 6, 2022

6:00 p.m.

Council Chambers

1 Call to Order

Chair Michael 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 Alternate Jim Sheffield. Also present were City Clerk Maryanne Schrader and staff members. City Attorney Jonathan Holloway and Alternate Brian Follmar were excused.

2 Pledge of Allegiance

Chair Michael Roy asked Board member M. Werth to lead the Board in the Pledge of Allegiance to the flag.

3 Approve Agenda

Chair M. Roy called for action.

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

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

4 Public Opportunity to speak on Agenda items

Chair M. Roy asks if anyone was present to speak on any agenda items and no one came forward.

5 Consent Agenda

5. 1. Approval of minutes - 5/2/2022 Planning and Development Minutes Draft

Chair M. Roy called for action.

Motion by Board member Ellis Conner and seconded by Mario Werth to approve the Consent agenda, as presented.

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

6 Ordinance on 1st reading/ Public Hearing

6. 1. Ordinance 1875 - John King Road Annexation

Senior Planner Nicholas Schwendt stated this is the first reading and public hearing of Ordinance 1875 - John King Road Annexation. The unincorporated area is surrounded by existing city property which is currently vacant. He added the next two ordinances are related to the annexation.

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

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance annexing to the City of Crestview, Florida, ± 0.94 Acres of Contiguous Lands Located in Section 32, Township 3 North, Range 23 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.

Chair M. Roy called for comment from the Board and public comment. Hearing none, he called for action.

Motion by Board member Ellis Conner and seconded by Board member Malcolm Haynes to recommend the City Council consider for adoption Ordinance 1875 - John King Road Annexation. Roll Call: Ellis Conner, Michael Gilbert, Malcolm Haynes, Michael Roy, Mario Werth. All ayes. Motion carried.

6. 2. Ordinance 1876 - John King Road Comprehensive Plan Amendment

Senior Planner Nicholas Schwendt stated this is the first reading and public hearing of Ordinance 1876 - John King Road Comprehensive Plan Amendment.

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

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 Mixed Use to Commercial (C) on Approximately 0.94 Acres, More or Less, in Section 32, 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 called for comment from the Board and public comment. Hearing none, he called for action.

Motion by Board member Malcolm Haynes and seconded by Board member Mario Werth to recommend the City Council consider for adoption Ordinance 1876 - John King Road Comprehensive Plan Amendment.

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

6. 3. Ordinance 1877 - John King Road Rezoning

City Clerk Maryanne Schrader swore in Senior Planner N. Schwendt for all rezoning Ordinances.

Senior Planner N. Schwendt mentioned this is the first reading and public hearing of Ordinance 1877 - John King Road Rezoning and asked that the staff report be entered into the record: On April 27, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located on John King Road. The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Mixed Use. The application requests the Commercial High-Intensity District (C-2) zoning designation for the property. The request for rezoning will be presented to City Council via Ordinance 1877 on June 13, 2022, for the first reading.

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

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, Providing for the Rezoning of 0.94 Acres, More or Less, of Real Property, Located In

Section 32, Township 3 North, Range 23 West, From The Okaloosa County Mixed Use Zoning District to the Commercial High-Intensity District (C-2) 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 comment from the Board and public comment. Hearing none, he called for action.

Motion by Board member Ellis Conner and seconded by Board member Mario Werth to recommend the City Council consider for adoption Ordinance 1877, John King Road Rezoning. Roll Call: Ellis Conner, Michael Gilbert, Malcolm Haynes, Michael Roy, Mario Werth. All ayes. Motion carried.

6. 4. Ordinance 1878 - Williams Avenue East Annexation

Senior Planner Nicholas Schwendt explained the next three ordinances are regarding the Williams Avenue East annexation. This is the first reading and public hearing of Ordinance 1878 - Williams Avenue East Annexation. This is an involuntary annexation and is currently developed for residential use.

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

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance Annexing to the City of Crestview, Florida, $\pm$ 0.69 Acres Of Contiguous Lands Located In Section 21, Township 3 North, Range 23 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.

Chair M. Roy called for comment from the Board and public comment. Hearing none, he called for action.

Motion by Board member Ellis Conner and seconded by Board member Mario Werth to recommend the City Council consider adoption of Ordinance 1878 - Williams Avenue East Annexation.

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

6. 5. Ordinance 1879 - Williams Avenue East Comprehensive Plan Amendment

Senior Planner Nicholas Schwendt announced this is the first reading and public hearing of Ordinance 1879 - Williams Avenue East Comprehensive Plan Amendment.

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

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 Low Density Residential to Residential (R) on Approximately 0.69 Acres, More or Less, In Section 21, 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 called for comment from the Board and public comment. Hearing none, he called for action.

Motion by Board member Mario Werth and seconded by Board member Malcolm Haynes to recommend the City Council consider adoption of Ordinance 1879 - Williams Avenue East Comprehensive Plan Amendment.

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

6. 6. Ordinance 1880 - Williams Avenue East Rezoning

Senior Planner Nicholas Schwendt mentioned this is the first reading and public hearing of Ordinance 1880 - Williams Avenue East Rezoning. The area is similar to the adjacent property that abuts to the property. He asked that the staff report be entered into the record: On May 17, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 760 Williams Avenue East. The subject property is currently located within unincorporated Okaloosa County with a future land use and zoning designation of Low Density Residential and Residential-1, respectively. 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 1880 on June 13, 2022, for the first reading.

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

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, Providing for the Rezoning of 0.69 Acres, More or Less, of Real Property, Located In Section 21, Township 3 North, Range 23 West, From the Okaloosa County 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 comment from the Board and public comment. Hearing none, he called for action.

Motion by Board member Ellis Conner and seconded by Board member Malcolm Haynes to recommend the City Council consider adoption of Ordinance 1880 - Williams Avenue East Rezoning.

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

6. 7. Ordinance 1881 - Robinson Avenue East Vacation

Senior Planner Nicholas Schwendt mentioned this is the first reading and public hearing of Ordinance 1881 - Robinson Avenue East Vacation adding the alley serves no use to the public. However, the city reserves the right to a non-exclusive perpetual utility easement.

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

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, Vacating and Abandoning the Alleyway Lying Between Lots 1 Through 3 and 7 Through 9 Of Block 12, Edney's Third Addition, as Shown on the Plat Recorded in Plat Book 1, Page 126 of

the Public Records of Okaloosa County, Florida; Providing for Update of the Crestview Base, Zoning and Land Use Maps; Providing For Repeal of Conflicting Ordinances; Providing For Filing of this Ordinance with the Clerk of Circuit Court of Okaloosa County; Providing for Severability; and Providing for an Effective Date.

Chair M. Roy called for comment from the Board, and Board member M. Werth asked for clarification of the attachment, and Senior Planner Nicholas Schwendt replied that the only exhibit located was a newspaper advertisement which is not the best image. In response to Board member M. Haynes, Senior Planner Nicholas Schwendt replied that the south half was vacated but the north half was never vacated.

Chair M. Roy asked for public comment and in hearing none, he called for action.
Motion by Board member Ellis Conner and seconded by Board member Mario Werth to recommend to the City Council to adopt Ordinance 1881 - Robinson Avenue East Vacation.

Roll Call: Ellis Conner, Michael Gilbert, Malcolm Haynes, Michael Roy, Mario Werth. 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** – No further action.

11 Comments from the Audience

Chair M. Roy asked if the audience had any comment. No one came forward.

Senior Planner Nicholas Schwendt reminded the Board that the meeting is canceled in July, but the August meeting will include Land Development Code amendments. Additionally, we will implement a director's update to keep the Board informed of projects that are going on. We will also bring forward a provision of a Drug Nuisance Abatement Board that is provided by Statute to bring the items to the Planning Development Board to serve in that capacity. He will provide documents to the Board to review before the next meeting. The Chief of Police may be present to update the Board on the details, as well.

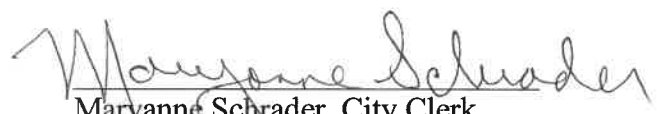
12 Adjournment

Chair M. Roy in hearing none adjourned the meeting at 6:28 p.m.

Approved on the 15th day of August 2022.

Attest:


Michael Roy, Chair


Maryanne Schrader, City Clerk
Proper notice having been duly given

