

**PLANNING AND DEVELOPMENT BOARD
REGULAR MEETING MINUTES
OCTOBER 3, 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. Board Members present: Mario Werth, Vice Chair, Ellis Conner, Malcolm Haynes, Michael Gilbert. Also present were City Clerk Maryanne Schrader, City Attorney Jonathan Holloway, and staff members. Alternates Brian Follmar and Jim Sheffield were excused.

2 Pledge of Allegiance

The Pledge of Allegiance to the flag of the United States of America was led by Board member Mario Werth.

3 Approve Agenda

Chair M. Roy called for action.

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

Roll Call: All ayes. Motion carried.

4 Public Opportunity to speak on Agenda items

Chair M. Roy went over the rules and procedures.

5 Consent Agenda

Chair Roy called for action.

Motion by Board member Ellis Conner and seconded by Board member 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.

5. 1. Approval of September 6, 2022 PDB minutes

6 Ordinance on 1st reading/ Public Hearing

6. 1. Ordinance 1897 - Airport Road Annexation

Interim Planning Administrator N. Schwendt stated the first three ordinances tonight are concerning property located at 2909 Airport Road. This is the first reading and public hearing of Ordinance 1897 for 2909 Airport Road for approximately 13.16 acres. A development application has not been received. The property is currently vacant. He mentioned courtesy notices were mailed out and detailed the advertising and posting requirements per Statute. The fees were waived because of the moratorium on fees.

Interim Planning Administrator N. Schwendt presented Ordinance 1897 to the Planning Board and 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, ± 13.16 Acres Of Contiguous Lands Located In Section 33, Township 4 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 asked for comment from the Board.

Board member E. Conner voiced concern about the traffic issues and the proposed mixed-use designation. He added the more density the more the impact to the area.

Interim Planning Administrator N. Schwendt replied there are a varied array of uses. He added staff has reviewed the ordinances and mentioned traffic mitigation would occur when a development order is submitted.

Chair M. Roy asked for comment from the public.

County resident, Lamar Deese came forward with concerns about annexing into the city.

County resident, Kerry May, came forward and said he was told there would be 400 unit apartment buildings going in voicing concern about the traffic issues.

County resident, Todd Cyrus, came forward to request that the Board deny the annexation. He said this patch of land will be surrounded by the County. He said the residents have stormwater coming into their subdivision to the point that some residents have had to purchase flood insurance. He added there is no real empirical data on the impact.

County resident, Jessica Bader, said she received a document that had a clause with a mixed-use restriction, as the landowner had requested only single-family use. She voiced concern as to why this restriction has been ignored. She also voiced concern about traffic issues.

County resident, Andrew Cawthon, voiced concern about the annexation, as there is drainage and traffic problems currently. There are only a few ingress/egress points. He said there is a blind spot coming out of the subdivision and speeding is already a

concern on Airport Road. There are natural tributaries and spring heads that feed the detention ponds mentioning Claire's Vineyard has flooding issues, as well.

County resident, Kerin Shue, voiced concern about the density as Brooke Estates is a quiet neighborhood. She agreed with what the residents mentioned earlier.

County resident, Will Brooks, of Claire's Vineyard voiced concern about the annexation. He prefers the quiet neighborhood, as well.

County resident, Al Zalenski, voiced concern about the annexation because of the drainage issue, and an apartment building would compound the issue. He also had safety concerns.

County resident, Todd Cyrus, also voiced concern on the traffic and safety issues.

Anne Weir of Claire's Vineyard, came forward to speak on the safety and traffic concerns, as well as the drainage issues.

Chair M. Roy called for action.

City Attorney Jonathan Holloway advised Chair Roy that this is the Public Hearing section, so it may be closed. However, the Comprehensive Plan and zoning ordinances would require recommendations from the Board members.

Chair M. Roy closed the Public Hearing at 6:29 p.m.

6. 2. Ordinance 1898 - Airport Road Comprehensive Plan Amendment

Interim Planning Administrator N. Schwendt presented Ordinance 1898- Airport Road Comprehensive Plan Amendment to the Planning Board stated this is the first reading and public hearing of Ordinance 1898 for the mixed-use future land use designation. It is currently developed for residential use. He mentioned courtesy notices were mailed out and detailed the advertising and posting requirements per Statute.

Interim Planning Administrator 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, 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 Mixed Use (Mu) On Approximately 13.16 Acres, More Or Less, In Section 33, Township 4 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.

Board member Mario Werth went over his concerns about annexing and zoning.

Interim Planning Administrator N. Schwendt clarified that a portion of property that is city mixed-use is across the street from the property, as well as properties that are County mixed-use. He explained the Comprehensive Plan assigns the Future Land Use, which controls the array of zoning.

Discussion ensued on the passage of the Comprehensive Plan amendment, adjacent property land uses, and annexation.

Chair M. Roy called for comment from the public.

County residents inquired about the designation of land use by the County, and Chair M. Roy explained it would be mixed use which could include apartments. The county residents present also voiced concern about the County use, not knowing what is going in the property, and particularly against an apartment complex.

Chair M. Roy called for action.

Motion by Board Michael Gilbert and seconded by Board member Mario Werth not to approve the Comprehensive Plan.

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

6. 3. Ordinance 1899 - Airport Road Rezoning

City Attorney Jonathan Holloway swore in Interim Planning Administrator N. Schwendt for the quasi-judicial segments of the meeting.

Interim Planning Administrator N. Schwendt went over the options to the Planning Board for the first reading and public hearing of Ordinance 1899 - Airport Road Rezoning.

Interim Planning Administrator N. Schwendt stated the information is the same as the last Ordinance and asked that the staff report be entered into the record: On September 2, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 2909 Airport Road. 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 Mixed Use (MU) zoning designation for the property. The request for rezoning will be presented to City Council via Ordinance 1899 on October 10, 2022, for the first reading. The property description is as follows: Property Owner: The Grand Reserve Columbus LLC; PO Box 3290; Phenix City, AL 36868; Parcel ID: 33-4N-23-0000-0038-0000; 33-4N-23-0000-0038-0010; Site Size: 13.16 acres; North; Current FLU: Okaloosa County Low Density Residential; Current Zoning: Okaloosa County Residential-; Current Land Use: Residential & Vacant; FLU, Okaloosa County Low Density

Residential; Zoning- Okaloosa County Residential-1; Existing Use, Residential & Vacant; Direction, East; FLU, Okaloosa County Low Density Residential; Zoning, Okaloosa County Residential-1; Existing Use, Residential & Vacant; Direction - South; FLU, Okaloosa County Low Density Residential & Mixed Use (MU); Zoning, Okaloosa County Residential-1 & Mixed Use (MU); Residential & Vacant Direction – West; FLU - Okaloosa County Low Density; Residential Okaloosa County Residential-1; Residential. The subject property is currently developed for residential use and a development application has not been submitted. Based on the requested land-use and zoning designations, the property use could continue as a residence or be developed for low-intensity commercial use. Staff reviewed the request for rezoning 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. Courtesy notices were mailed to property owners within 300 feet of the subject property on September 9, 2022. The property was posted on September 20, 2022. An advertisement ran in the Crestview News Bulletin on September 22 and 29, 2022.

Interim Planning Administrator N. Schwendt presented the Ordinance information to the Planning Board and 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 13.16 Acres, More Or Less, Of Real Property, Located In Section 33, Township 4 North, Range 23 West, From The Okaloosa County Residential-1 Zoning District To The Mixed Use (Mu) 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 comment from the Board.

Chair M. Roy asked for comment from the public.

Chair M. Roy called for action.

City Attorney J. Holloway explained the Board must make their determination based on competent substantial evidence advising that lay witnesses cannot provide testimony. He added the only substantial evidence is from staff who have been sworn in.

Chair Roy closed the Public Hearing at 6:43 p.m.

Board member Michael Gilbert and seconded by Board member Ellis Conner not to

recommend Ordinance 1899 to the City Council.

Roll Call: Ellis Conner, aye; Michael Gilbert, aye; Malcolm Haynes, aye. Michael Roy, nay; Mario Werth, nay. Ayes: 3; Nays: 2. Motion carried.

6. 4. Ordinance 1900 - Antioch Road Annexation

Interim Planning Administrator N. Schwendt went over the first reading and public hearing of Ordinance 1900 - Antioch Road Annexation. The property is currently vacant. Staff has received an application for property adjacent to subject property. He mentioned courtesy notices were mailed out and detailed the advertising and posting requirements per Statute. He explained the first advertisement had the title incorrect for the annexation, however, since we advertised it ahead of time, we will readvertise it again the week of the 9th, which keeps us within Statute guidelines which requires two Public Hearings. However, the two Hearings will be at the Council level.

Interim Planning Administrator N. Schwendt presented the Ordinance information to the Planning Board and 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, ± 1.23 Acres Of Contiguous Lands Located In Section 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.

Chair M. Roy asked for comment from the Board.

In response to Board member E. Conner and his question whether the property was near the traffic issue development on Antioch. Interim Planning Administrator N. Schwendt replied it is the same property and will be with the same developer with same traffic concerns.

Chair M. Roy asked for comment from the public.

Chair M. Roy closed the Public Hearing at 6:55 p.m.

6. 5. Ordinance 1901 - Antioch Road Comprehensive Plan Amendment

Interim Planning Administrator N. Schwendt presented the Ordinance information to the Planning Board and went over the first reading and public hearing of Ordinance 1901 - Antioch Road Comprehensive Plan Amendment. He mentioned this is the same information as previously stated for Ordinance 1901 adding the title was accurate, but we will run again with Ordinance 1900 for consistency.

Interim Planning Administrator 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, 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 Commercial (C) On Approximately 1.23 Acres, More Or Less, In Section 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.

Chair M. Roy asked for comment from the public.

Chair M. Roy called for action.

Motion by Board member Mario Werth and seconded by Board member Ellis Conner recommending the City Council adopt and approve Ordinance 1901.
Roll Call: Ellis Conner, Michael Gilbert, Malcolm Haynes, Michael Roy, Mario Werth Ayes: All ayes. Motion carried.

6. 6. Ordinance 1902 - Antioch Road Rezoning

Interim Planning Administrator N. Schwendt presented the information to the Planning Board for the first reading and public hearing of Ordinance 1902 - Antioch Road Rezoning.

Interim Planning Administrator N. Schwendt asked the City Clerk to read the ordinance and enter the staff report into the record: On August 21, 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 a future land use and zoning designation of Low Density Residential and Residential-1, respectively.

The application requests the Commercial Low-Intensity District (C-1) zoning designation for the property. The request for rezoning will be presented to City Council via Ordinance 1902 on October 10, 2022, for the first reading.

The property description is as follows: Property Owner: Miller Jason; 891 S Ferdon Blvd; Crestview, FL 32536; Parcel ID: 26-3N-24-0000-0015-001B; Site Size: 1.23 acres; Current FLU: Okaloosa County Low Density Residential; Current Zoning: Okaloosa County Residential-; Current Land Use: Vacant.

Direction: North; FLU: Okaloosa County Low Density Residential; Zoning: Okaloosa County Residential-1; Existing Use: Residential; Direction: East; FLU: Public Lands (PL); Current Zoning: Public Lands; (PL) Current Use: Commercial; Direction: South; FLU: Commercial (C); Zoning: Commercial Low-Intensity District (C-1); Current Use: Residential; Direction: West; FLU: Commercial (C); Zoning:

Commercial Low-Intensity District (C-1); Current Use: Vacant. The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property can be developed for commercial use. Staff reviewed the request for rezoning 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.

Courtesy notices were mailed to property owners within 300 feet of the subject property on September 9, 2022. The property was posted on September 20, 2022. An advertisement ran in the Crestview News Bulletin on September 22 and 29, 2022.

City Clerk Maryanne Schrader read the Ordinance by Title: An Ordinance Of The City Of Crestview, Florida, Providing For The Rezoning Of 1.23 Acres, More Or Less, Of Real Property, Located In Section 26, Township 3 North, Range 24 West, From The Okaloosa County Residential-1 Zoning District To The Commercial Low-Intensity District (C-1) 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 comment from the Board.

Chair M. Roy asked for comment from the public.

Chair M. Roy called for action.

Motion by Board member Ellis Conner and seconded by Board member Mario Werth recommending that the City Council to approve and adopt Ordinance 1902. Roll Call: Ellis Conner, Michael Gilbert, Malcolm Haynes, Michael Roy, Mario Werth. All ayes. Motion carried.

6. 7. Ordinance 1903 Friendship Lane Annexation

Interim Planning Administrator N. Schwendt presented the information to the Planning Board for the first reading and public hearing of Ordinance 1903 - Friendship Lane Annexation. He stated staff received the application for 5851 Friendship Lane requesting low intensity district designation. He went over the surrounding properties and the current use listed as residential. Courtesy notices were mailed out and detailed the advertising and posting requirements per Statute.

Interim Planning Administrator N. 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, ± 2.19 Acres Of Contiguous Lands Located In Section 33, Township 4 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 asked for comment from the Board.

Chair M. Roy asked for comment from the public.

Chair M. Roy closed the Public Hearing at 7:04 p.m.

6. 8. Ordinance 1904 - Friendship Lane Comprehensive Plan Amendment
Interim Planning Administrator N. Schwendt presented the information to the Planning Board for the first reading and public hearing of Ordinance 1904 - Friendship Lane Comprehensive Plan Amendment. He mentioned the property is currently designated as mixed use adding the property will be reserved for commercial use once the residential use ends.

Interim Planning Administrator 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, 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 Commercial (C) On Approximately 2.19 Acres, More Or Less, In Section 33, Township 4 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 asked for comment from the Board.

Chair M. Roy asked for comment from the public.

Chair M. Roy called for action.

Motion by Board member Ellis Conner and seconded by Board Malcolm Haynes recommending that the City Council approve and adopt Ordinance 1904.
Roll Call: Ellis Conner, Michael Gilbert, Malcolm Haynes, Michael Roy, Mario Werth. All ayes. Motion carried.

6. 9. Ordinance 1905 - Friendship Lane Rezoning

Interim Planning Administrator N. Schwendt presented the information to the Planning Board for the first reading and public hearing of Ordinance 1905 - Friendship Lane Rezoning and asked that the City Clerk enter the staff report into the record: On August 24, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 5851 Friendship Lane. 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 Commercial Low-Intensity District (C-1) zoning designation for the property. The request for rezoning will be presented to City Council via Ordinance 1905 on October 10, 2022, for the first reading. The property description is as follows: Property Owner: Wilson Bobby J & Katherine; 5851 Friendship Lane; Crestview, FL 32536-9322; Parcel ID: 33-4N-23-0000-0059-0000; Site Size: 2.19 acres; Current FLU: Okaloosa County Low Density Residential; Current Zoning: Okaloosa County Residential-1; Current Land Use: Residential. Direction: North; FLU: Okaloosa County Mixed Use; Zoning: Okaloosa County Mixed Use; Existing Use: Residential; Direction: East; FLU: Okaloosa County Mixed Use; Current zoning: Okaloosa County Mixed Use; Existing Use: Residential; Direction: South; FLU: Okaloosa County Low Density; Zoning: Residential Okaloosa County Residential-1; Current Land Use: Residential; Direction: West; FLU: Mixed Use (MU); Zoning: Mixed Use (MU); Existing Use: Being developed for multi-family residential. The subject property is currently developed for residential use and a development application has not been submitted. Based on the requested land-use and zoning designations, the property can be developed for commercial use. Staff reviewed the request for rezoning 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.

Courtesy notices were mailed to property owners within 300 feet of the subject property on September 9, 2022. The property was posted on September 20, 2022. An advertisement ran in the Crestview News Bulletin on September 22 and 29, 2022.

Interim Planning Administrator 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 2.19 Acres, More Or Less, Of Real Property, Located In Section 33, Township 4 North, Range 23 West, From The Okaloosa County Residential-1 Zoning District To The Commercial Low-Intensity District (C-1) 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 comment from the Board.

Board member Mario Werth voiced concern about the access on the C-1 Commercial zoning for this property, and Interim Planning Administrator N. Schwendt replied that traffic mitigation would be required.

Chair M. Roy asked for comment from the public.

Chair M. Roy called for action.

Motion by Board member Malcolm Haynes and seconded by Board member Ellis Conner recommending that the City Council approve and adopt Ordinance 1905.

Roll Call: Ellis Conner, aye; Michael Gilbert, aye; Malcolm Haynes, aye; Michael Roy, aye; Mario Werth; no. Ayes: 4; Nays: 1. Motion carried.

6. 10. Ordinance 1906 - Henderson Street Annexation

Interim Planning Administrator N. Schwendt presented the information to the Planning Board for the first reading and public hearing of Ordinance 1906 - Henderson Street Annexation. He mentioned the notice information is the same as for Ordinance 1905 for property located at 697 Henderson Street in unincorporated Okaloosa County. He went over current zoning. He went over the current land use designations stating the property is currently vacant. He mentioned courtesy notices were mailed out and detailed the advertising and posting requirements per Statute.

Interim Planning Administrator N. 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, ± 1.52 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 asked for comment from the Board.

Chair M. Roy asked for comment from the public.

Chair M. Roy closed the Public Hearing at 7:14 p.m.

6. 11. Ordinance 1907 - Henderson Street Comprehensive Plan Amendment
Interim Planning Administrator N. Schwendt presented the information to the Planning Board for the first reading and public hearing of Ordinance 1907 - Henderson Street Comprehensive Plan Amendment mentioning the courtesy notices mailings, and advertisement are the same as Ordinance 1906.

Interim Planning Administrator N. 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 1.52 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 asked for comment from the Board.

Chair M. Roy asked for comment from the public.

Chair M. Roy called for action.

Motion by Board member Ellis Conner and seconded by Board member Malcolm Haynes recommending the City Council approve and adopt Ordinance 1907.
Roll Call: Ellis Conner, Michael Gilbert, Malcolm Haynes, Michael Roy, Mario Werth. All ayes. Motion carried.

6. 12. Ordinance 1908 - Henderson Street Rezoning
Interim Planning Administrator N. Schwendt presented the information to the Planning Board for the first reading and public hearing of Ordinance 1908 - Henderson Street Rezoning and requested the staff report be entered into the record: On August 31, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 697 Henderson Street. 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 1908 on October 10, 2022, for the first reading. The property description is as follows: Property Owner: Tarpley Darryl E; 322 Aplin Rd; Crestview, FL 32539- 4950; Parcel ID: 21-3N-23-1670-0016-0080; Site Size: 1.52 acres; Current FLU: Okaloosa County Low Density Residential; Current Zoning: Okaloosa County Residential-1; Current Land Use: Vacant. Direction: North; FLU: Okaloosa County Low Density Residential; Zoning: Okaloosa County Residential-1; Existing Use: Residential &

Vacant; Direction: East; FLU: Okaloosa County Low Density Residential; Zoning: Okaloosa County Residential-1; Existing Use: Vacant; Direction: South; FLU: Residential (R); Zoning: Single and Multi-Family Density Dwelling District (R-3); Existing Use: Vacant. The subject property is currently vacant, and a development application has not been submitted. Based on the requested land-use and zoning designations, the property can be developed for residential use. Staff reviewed the request for rezoning 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.

Courtesy notices were mailed to property owners within 300 feet of the subject property on September 9, 2022. The property was posted on September 20, 2022. An advertisement ran in the Crestview News Bulletin on September 22 and 29, 2022.

Interim Planning Administrator 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 1.52 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 asked for comment from the Board.

Chair M. Roy asked for comment from the public.

Chair M. Roy called for action.

Motion by Board member Mario Werth and seconded by Board member Malcolm Haynes recommending that the City Council approve and adopt Ordinance 1908. Roll Call: Ellis Conner, Michael Gilbert, Malcolm Haynes, Michael Roy, Mario Werth. All ayes. Motion carried.

7 Ordinances

None brought forward.

8 Final Plats and PUDS

None brought forward.

9 Special Exceptions, Variances, Vacations and Appeals

None brought forward.

10 Action Items

None brought forward.

11 Director Report

11. 1. Director's Update

Interim Planning Administrator N. Schwendt briefed the Planning Board on several items. The items mentioned are a development order amendment was issued for Crestview Commons, as the plans had to be sent back through to include the grocery and restaurant portions additions. A development order was issued for Casey Electric's New Storage building for additions on the existing site. During this period, no final plats were recorded or approved. A development application was received for the Florida Power and Light improvements for their property. A dental office is going into 848 N Ferdon Boulevard. The Legacy Place subdivision and Princeton Grove Senior Adult Living apartment complex is under technical review by staff. A Letter of Intent from Gregg Chapel has been received for the Affordable Housing project. Staff is in discussion with Eglin for expanded childcare opportunities. Staff is in the process of reviewing the Municode codification for legal efficiency. The LDC had about twenty footnotes from Municode legal, so staff may come back with amendments dependent on the results of the review.

12 Comments from the Audience

County residents voiced their concern about Ordinances 1894 -1899 regarding flooding problems, traffic issues, and the due diligence process.

City Attorney J. Holloway explained the quasi-judicial process for the rezoning.

The Planning Development Board suggested those interested attend the next Hearing.

Resident, Craig Clemons, voiced concern of the traffic movement in the Redstone Commons subdivision and the development of his surrounding area. City Attorney J. Holloway suggested he meet with staff after the meeting.

13 Adjournment

Chair M. Roy adjourned the meeting at 7:32 p.m.

Minutes approved on TH day of November 2022.


Chair Michael Roy


Maryanne Schrader, City Clerk
Proper notice having been duly given

