

City Council Regular Meeting Minutes
October 24, 2022
6:00 p.m.
Council Chambers

1. Call to Order

The Regular Meeting of the Crestview City Council was called to order at 6:00 p.m. by Mayor JB Whitten. Board members present: Mayor Pro-Tem Andrew Rencich, Councilmembers: Shannon Hayes, Doug Capps, Cynthia Brown, and Joe Blocker. Also present: City Manager Tim Bolduc, City Clerk Maryanne Schrader, City Attorney Jonathan Holloway, and various staff members.

2. Invocation, Pledge of Allegiance

2.1. The Invocation and Pledge of Allegiance was led by Fire Chief Anthony Holland.

3. Open Policy Making and Legislative Session

Mayor JB Whitten established a quorum and went over the rules of procedure.

4. Approve Agenda

Mayor JB Whitten announced he would delay the reading of the Proclamation until the next meeting and called for action.

Motion by Councilmember Cynthia Brown and seconded by Councilmember Shannon Hayes to approve the agenda, as amended.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Douglas Capps. All ayes. Motion carried.

5. Presentations and Reports

5.1. Fire Department Strategic Plan Presentation

City Manager T. Bolduc introduced Chief Tony Holland stating he will provide an overview of the strategic plan for the Fire Department.

Fire Chief T. Holland said it was the first time the fire department has had a strategic plan. He went over the SWOT analysis with the full department represented. They chose eight staff members to bring the plan together. Fire Chief T. Holland went over the focus areas of the plan, and the eight goals.

City Manager T. Bolduc updated the Council on how the team arrived at the goals. He said they will prioritize a needs assessment list, review the overall structure of the department, grant review committee, policies review committee, and radio communications strategy and timeline. He congratulated the fire department on the presented product.

Fire Chief T. Holland replied that he has 49 fire fighters and 16 dispatch positions in response to Councilmember J. Blocker.

5.2. Employee of the Quarter

Mayor Whitten requested Chief McCosker come forward to present the Officer of the Third Quarter and Officer of the Year for the police department.

Officer Christine Peters was awarded the Officer of the Third Quarter. Mayor Whitten stated All In Credit Union sponsors the program.

Chief McCosker presented the Officer of the Year award to Corporal Willie Butler.

Mayor Whitten expressed how proud he is of the police department. Rachel Lewis of Lewis Galleries presented a watch to Corporal Butler in recognition of his service.

Next, Mayor Whitten requested Chuck Powell, Parks and Recreation Director, to come forward. Mr. Powell announced Stephanie Raybon as the Employee of the Quarter.

City Manager T. Bolduc congratulated the winners and presented them with a coin.

6. Consent Agenda

Mayor JB Whitten called for action.

Motion by Councilmember Douglas Capps and seconded by Councilmember Shannon Hayes to approve the Consent agenda, as presented.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Douglas Capps. All ayes. Motion carried.

6.1. Sewer Division Vacuum Truck Purchase

6.2. Approval of October 10, 2022 City Council Minutes

6.3. Concessionaire Agreement with Compass Rose Disc Golf Course

7. Public Hearings / Ordinances on Second Reading – Nothing brought forward.

8. Ordinances on First Reading

8.1. Ordinance 1897 - Airport Road Annexation

Interim Planning Administrator Nicholas Schwendt presented Ordinance 1897 to the City Council regarding property in unincorporated section of Okaloosa County. He mentioned a development application has not been received. He went over the courtesy notices, posting, certified mailing, and advertisement per State Statute. Interim Planning Administrator Nicholas Schwendt stated they went over the options with the developer, as discussed at the last meeting.

Interim Planning Administrator Nicholas Schwendt 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.

Dan Niblett, Trimcor Construction, came forward and presented the details of the plan they are proposing to the City Council stating it is an affordable development at the north end of the city. The company is proposing 192 apartments and plan to incorporate greenspace and amenities.

Discussion ensued and the City Council voiced concern on the traffic issues, inadequate traffic lanes, the plan not being conducive to the surrounding homes, inadequate infrastructure for sewer lines, and preference for single-family homes as desirable to the area.

In response to the concerns from City Manager T. Bolduc and the City Council, Dan Niblett said his company is willing to participate with the costs for the wastewater needs, however, he added his company could not approve a single-family plan concept, as it does not work with their business plan.

Mayor JB Whitten called for comment from the public.

Kerry May affirmed he does not want the development.

Jessica Bader voiced concern on the increased population and traffic issues. She mentioned the restrictions on the deed that prevents this type of development adding she did not sign any document releasing the restriction.

Sherry Cyrus said she does not think it is a good business move. She voiced concern about the increase in our school population, and the flooding on Houston Lane and Airport Road.

Alex Zalenski voiced his concern on safety for school students.

Jim Crosse voiced concern on the lack of an environmental study. He said construction of a sewer line would cause the closure of Airport Road, and the traffic

would have to be rerouted for several months. He added one traffic light is insufficient for the volume of traffic and suggested a four-lane road. He said sidewalks are needed now, as well as filling in drainage ditches.

Karen Shue voiced concern about the development. She stated the light on Highway 85 and Airport Road is a three-minute light.

Josh H. also voiced concern about the traffic. He mentioned that the schools cannot handle extra kids.

LeeAnn voiced concern about the impact of the schools.

Mayor JB Whitten closed the public Hearing at 7:06 p.m. and asked for comment from the Council.

Councilmember D. Capps said the Council is pro-development and for property rights. However, this project is outside of our strategic plan and will stress our infrastructure.

Mayor JB Whitten called for action.

Motion by Councilmember Shannon Hayes and seconded by Councilmember Joe Blocker to deny staff recommendations.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Douglas Capps. All ayes. Motion carried and the Ordinance was denied.

8.2. Ordinance 1903 Friendship Lane Annexation

Interim Planning Administrator Nicholas Schwendt presented Ordinance 1903 - Friendship Lane Annexation to the City Council. He explained the advertisement issue with the previous advertisement and the need for readvertising. He went over the courtesy notices, posting, certified mailing, and advertisement per State Statute. He went over the surrounding zoning.

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.

Motion was made by Councilmember Cynthia Brown and seconded by Councilmember Joe Blocker to approve Ordinance 1903 on 1st reading and move to second reading for final adoption.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Douglas Capps. All ayes. Motion carried.

8.3. Ordinance 1904 - Friendship Lane Comprehensive Plan Amendment

Interim Planning Administrator Nicholas Schwendt presented Ordinance 1904 - Friendship Lane Comprehensive Plan Amendment and explained the zoning and existing uses.

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.

Mayor Whitten called for action.

Motion was made by Councilmember Joe Blocker and seconded by Councilmember Shannon Hayes to approve Ordinance 1904 on 1st reading and move to second reading for final adoption.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Douglas Capps. All ayes. Motion carried.

8.4. Ordinance 1905 - Friendship Lane Rezoning

Interim Planning Administrator Nicholas Schwendt presented Ordinance 1905 - Friendship Lane Rezoning to the City Council. He went over the zoning and mixed use for the surrounding property.

Interim Planning Administrator Nicholas Schwendt asked the City Clerk to 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 Planning and Development Board recommended approval of the request on October 3, 2022. 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. The following provides the surrounding land use designations, zoning districts, and existing uses. Direction: North; FLU: Okaloosa County Mixed Use; Zoning: Okaloosa County Mixed Use; Existing Use: Residential; Direction: East; FLU: Okaloosa County Mixed Use; Zoning: Okaloosa County Mixed Use; Existing Use: Residential. Direction: South; FLU: Okaloosa County Low Density Residential; Zoning: Okaloosa County Residential-1; Existing 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 October 13 and 20, 2022.

Interim Planning Administrator 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 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.

Mayor JB Whitten called for comment from Council.

Councilmember D. Capps requested information regarding use.

Gary Gilbert of Tellus Partners came forward to represent his company stating he did not have a development order yet.

Motion was made by Councilmember Cynthia Brown and seconded by Councilmember Douglas Capps to approve Ordinance 1905 on 1st reading and move to second reading for final adoption.

Roll Call: Joe Blocker, Cynthia Brown, Shannon Hayes, Douglas Capps. All ayes. Motion carried.

9. Resolutions – No items brought forward.

10. Action Items – No items brought forward.

11. City Clerk Report

11.1. Citizen of the Year nominations are due by November 1, 2022.

City Clerk Maryanne Schrader reminded the Council that the Mae Reatha Coleman Citizen of the Year nominations are due on November 1st and added that a meeting to review the nominations is scheduled for Thursday, November 10, 2022 at 5:00 p.m.

12. City Manager Report

12.1. Financial Update - Finance Director

Finance Director Gina Toussaint updated the Council regarding the August financials adding the links to the documents are available in the staff report.

City Manager T. Bolduc said we have made a wise decision on smart planning. Everyone who owns property has a right to build on their property and provided clarification on comments made. He added city staff has been busy with Government Week activities. He added he will provide a monthly booklet next month to update City Council.

13. Comments from the Mayor and Council

Councilmember D. Capps agreed with the smart growth.

Councilmember S. Hayes said we had a fantastic Government Week and applauded the several opportunities for citizen engagement.

Councilmember C. Brown concurred about the success of Government Week and appreciated the work from staff.

Councilmember J. Blocker said it takes leaders to bring it together and thanked staff.

Mayor Whitten also appreciated the time and effort from staff. He thanked all for the participation. Mayor Whitten went over the various upcoming events throughout the city.

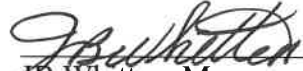
14. Comments from the Audience

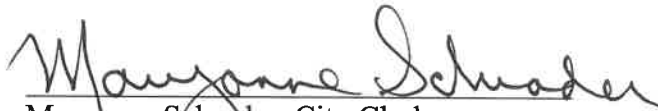
Gary Gilbert, Tellus Partners, clarified the intention for the property stating they plan to build apartments. He said they have heard the concern about school traffic. However, he explained that Mr. Bob Wilson has an easement out to Highway 85. He mentioned Mike McDuffie plans to place a wedding event or sandwich shop in the complex. He commended the city on the small town, and the staff in Community Development.

15. Adjournment

Mayor JB Whitten adjourned the meeting at 7:38 p.m.

Minutes approved this 14th day of November 2022.


JB Whitten, Mayor


Maryanne Schrader, City Clerk
Proper Notice Having Been Duly Given

