

City Council Minutes
November 14, 2022
6:00 p.m.
Council Chambers

1. Call to Order

The Regular Meeting of the Crestview City Council was called to order at 6:01 p.m. by Mayor JB Whitten. Board members present: Mayor Pro-Tem Andrew Rencich, Council members: Doug Capps, Cynthia Brown, Joe Blocker, and Ryan Bullard. 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. Pastor Brian Walton, Community of Christ Church

The Invocation and Pledge of Allegiance was led by Pastor Brian Walton of Community of Christ Church.

3. Open Policy Making and Legislative Session

Mayor JB Whitten welcomed Councilmember Ryan Bullard and established a quorum.

4. Approve Agenda

City Manager Tim Bolduc announced that Councilmember A. Rencich is adding a resolution regarding portions of the Inflation Reduction Act under his report.

Mayor JB Whitten called for action.

Motion by Councilmember Andrew Rencich and seconded by Councilmember Joe Blocker to approve the agenda, as amended.

Roll Call: Joe Blocker, Cynthia Brown, Andrew Rencich, Douglas Capps, Ryan Bullard. All ayes. Motion carried.

5. Presentations and Reports

5.1. Northwest Crestview Bypass ACE Meeting

Presentation by Cory Wilkinson with HDR Engineering. He mentioned they will hold a public meeting for the Northwest Crestview Bypass project, on Thursday, November 17, 2022, from 5:30 to 6:30 p.m. at Warrior's Hall in an Open House format.

Cory Wilkinson presented the Council with an overview of the projects on the overhead stating it is a county-led project. The Northwest Crestview Bypass Alternative Corridor Evaluation (ACE) Study is a corridor planning study that focuses on the feasibility for a westerly bypass around Crestview which is a continuation of the Southwest Bypass currently under construction. He stated the purpose of this study is to provide regional system connectivity and improve mobility. He pointed out the county will determine whether corridors 3, 4, and 5 will be advanced.

In response to Council, Mr. Wilkerson stated this is just a planning stage as the construction is not funded and is about twenty years out, however, they are doing a long-range traffic forecast to determine need.

5.2. Powering Partnerships Certificate of Appreciation - Michael Beedie

Mayor JB Whitten presented a Powering Partnerships Certificate of Recognition to Michael Beedie. He mentioned that Mr. Beedie has been a partner with the City of Crestview and assisted in any endeavor the city asked him to do.

5.3. Presentation for Tripp Zick

Mayor JB Whitten presented a Certificate of Appreciation to Tripp Zick regarding his aspiration of being a mayor on Career Day.

5.4. Proclamation declaring Saturday, November 26, 2022 as Small Business Saturday

Mayor JB Whitten presented a proclamation declaring Saturday, November 26, 2022 as Small Business Saturday.

6. Consent Agenda

Mayor JB Whitten called for action.

Motion by Councilmember Cynthia Brown and seconded by Councilmember Joe Blocker to approve the Consent Agenda, as presented.

Roll Call: Joe Blocker, Cynthia Brown, Andrew Rencich, Douglas Capps, Ryan Bullard.
All ayes. Motion carried.

6.1. Sewer Master Planning for Civic Complex Area

6.2. Approval of the October 17, 2022 Special City Council Meeting Minutes

6.3. Approval of the October 24, 2022 City Council Regular Meeting Minutes

7. Public Hearings / Ordinances on Second Reading

7.1. Ordinance 1900 - Antioch Road Annexation

Senior Planner Nicholas Schwendt stated this is the second reading of Ordinance 1900 – Antioch Road Annexation. He went over the land uses and zoning stating a development application has not been received. He went over the mailings and postings per State Statute.

Senior Planner Nicholas Schwendt presented the Ordinance information to the City Council 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.

Mayor asked the City Council and public for comment and in hearing none called for action.

Motion by Councilmember Douglas Capps and seconded by Councilmember Andrew Rencich to approve Ordinance 1900 on 2nd reading for final adoption. Roll Call: Joe Blocker, Cynthia Brown, Andrew Rencich, Douglas Capps, Ryan Bullard. All ayes. Motion carried.

7.2. Ordinance 1901 - Antioch Road Comprehensive Plan Amendment

Senior Planner Nicholas Schwendt stated this is the second reading of Ordinance 1901 - Antioch Road and presented the information to the City Council. He then 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.

Mayor asked the City Council and public for comment and in hearing none called for action.

Motion by Councilmember Joe Blocker and seconded by Councilmember Cynthia Brown to approve Ordinance 1901 on 2nd reading for final adoption. Roll Call: Joe Blocker, Cynthia Brown, Andrew Rencich, Douglas Capps, Ryan Bullard. All ayes. Motion carried.

7.3. Ordinance 1902 - Antioch Road Rezoning

City Attorney Jonathan Holloway swore in all participants for the quasi-judicial segments of the meeting.

Senior Planner Nicholas Schwendt stated this is the second reading of Ordinance 1902 - Antioch Road Rezoning and asked that the staff report be made part of 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 Planning and Development Board recommended approval of the request on October 3, 2022, and the first reading was approved by the City Council on October 10, 2022. 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-1; 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 Land Use: Commercial. Direction: South; FLU: Commercial; (C) Zoning: Commercial Low-Intensity District (C-1) Current Land Use: Residential. Direction: West; FLU: Commercial (C); Zoning: Commercial Low-Intensity District (C-1); Current Land 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.

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 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.

Mayor JB Whitten asked for comment from the City Council and the public and hearing none, he called for action.

Motion by Councilmember Douglas Capps and seconded by Councilmember Ryan Bullard to approve Ordinance 1902 on 2nd reading for final adoption.
Roll Call: Joe Blocker, Cynthia Brown, Andrew Rencich, Douglas Capps, Ryan Bullard. All ayes. Motion carried.

7.4. Ordinance 1903 - Friendship Lane Annexation

Senior Planner Nicholas Schwendt mentioned this is the second reading of Ordinance 1903 - Friendship Lane Annexation. He went over the zoning and land use requests. He mentioned the surrounding areas are zoned commercial, so it is compatible for the requested zoning. He went over the mailings and postings per State statute.

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

City Clerk Maryanne Schrader read Ordinance 1903 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.

Mayor J.B. Whitten asked for comment from the Council and public. In hearing none, he called for action.

Motion by Councilmember Andrew Rencich and seconded by Councilmember Joe Blocker to approve Ordinance 1903 on 2nd reading for final adoption.

Roll Call: Joe Blocker, Cynthia Brown, Andrew Rencich, Douglas Capps, Ryan Bullard. All ayes. Motion carried.

7.5. Ordinance 1904 - Friendship Lane Comprehensive Plan Amendment

Senior Planner Nicholas Schwendt stated this is the second reading of Ordinance 1904 - Friendship Lane Comprehensive Plan Amendment and presented the information to the City Council.

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

City Clerk Maryanne Schrader read Ordinance 1904 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 J.B. Whitten asked for comment from the Council and the public. In hearing none, he called for action.

Motion by Councilmember Cynthia Brown and seconded by Councilmember Andrew Rencich to approve Ordinance 1904 on 2nd reading for final adoption. Roll Call: Joe Blocker, Cynthia Brown, Andrew Rencich, Douglas Capps, Ryan Bullard. All ayes. Motion carried.

7.6. Ordinance 1905 - Friendship Lane Rezoning

Senior Planner Nicholas Schwendt stated this is the first reading of Ordinance 1905 - Friendship Lane Rezoning and asked that the staff report be entered 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, and the first reading was approved by the City Council on October 10, 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. 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; Zoning: Okaloosa County Mixed Use; Residential. Direction: South; FLU: Okaloosa County Low Density Residential; Zoning: Okaloosa County Residential-1; Current Land Use: Residential. Direction: West; FLU: Mixed Use (MU); Zoning: Mixed Use (MU); Current Land Use: Residential. 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.

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

City Clerk Maryanne Schrader read Ordinance 1905 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 J.B. Whitten asked for comment from the Council and the public. In hearing none, he called for action.

Motion by Councilmember Douglas Capps and seconded by Councilmember Joe Blocker to approve Ordinance 1905 on 2nd reading for final adoption.

Roll Call: Joe Blocker, Cynthia Brown, Andrew Rencich, Douglas Capps, Ryan Bullard. All ayes. Motion carried.

7.7. Ordinance 1906 - Henderson Street Annexation

Senior Planner Nicholas Schwendt mentioned this is the second reading of Ordinance 1906 - Henderson Street Annexation. He went over the zoning and land use designation application adding the property is currently vacant and a development application has not been submitted. He went over the mailings and postings per statute.

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

City Clerk Maryanne Schrader read Ordinance 1906 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.

Mayor J.B. Whitten asked for comment from the Council and the public. In hearing none, he called for action.

Motion by Councilmember Andrew Rencich and seconded by Councilmember Ryan Bullard to approve Ordinance 1906 on 2nd reading for final adoption.

Roll Call: Joe Blocker, Cynthia Brown, Andrew Rencich, Douglas Capps, Ryan Bullard. All ayes. Motion carried.

7.8. Ordinance 1907 - Henderson Street Comprehensive Plan Amendment

Senior Planner Nicholas Schwendt stated this is the second reading of Ordinance 1907 – Henderson Street Comprehensive Plan. He went over the postings and mailings per Statute.

Senior Planner Nicholas Schwendt then 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.

Mayor J.B. Whitten asked for comment from the Council and the public. In hearing none, he called for action.

Motion by Councilmember Cynthia Brown and seconded by Councilmember Douglas Capps to approve Ordinance on 2nd reading for final adoption.
Roll Call: Joe Blocker, Cynthia Brown, Andrew Rencich, Douglas Capps, Ryan Bullard. All ayes. Motion carried.

7.9. Ordinance 1908 - Henderson Street Rezoning

Senior Planner Nicholas Schwendt presented Ordinance 1908 – Henderson Street Rezoning for second reading and asked that 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 Planning and Development Board recommended approval of the request on October 3, 2022, and the first reading was approved by the City Council on October 10, 2022. 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. Direction: West; FLU: Residential (R); Zoning: Single and Multi-Family Density Dwelling District (R-3); Existing Use: Residential. 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.

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

City Clerk Maryanne Schrader read Ordinance 1908 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.

Mayor J.B. Whitten asked for comment from the Council and the public. In hearing none, he called for action.

Motion by Councilmember Andrew Rencich and seconded by Councilmember Joe Blocker to approve Ordinance 1908 on 2nd reading for final adoption.

Roll Call: Joe Blocker, Cynthia Brown, Andrew Rencich, Douglas Capps, Ryan Bullard. All ayes. Motion carried.

8. Ordinances on First Reading

8.1. Ordinance 1909 - North Ferdon & Third Ave Annexation

Senior Planner Nicholas Schwendt stated this is the first reading of Ordinance 1909 - North Ferdon & Third Avenue Annexation. The next three ordinances regard the North Ferdon and Third Avenue property. He went over the postings and mailings per Statute.

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

City Clerk Maryanne Schrader read Ordinance 1909 by Title: An Ordinance Annexing to the City of Crestview, Florida, ± 0.37 Acres of Contiguous Lands Located In Section 4, 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.

Motion by Councilmember Joe Blocker and seconded by Councilmember Cynthia Brown, to approve Ordinance 1909 on 1st reading and move to second reading for final adoption.

ROLL CALL: Joe Blocker, Cynthia Brown, Andrew Rencich, Douglas Capps, and Ryan Bullard. All ayes. Motion carried.

- 8.2. Ordinance 1910 - North Ferdon & Third Ave Comprehensive Plan Amendment
Senior Planner Nicholas Schwendt stated this is the first reading of Ordinance 1910 - North Ferdon & Third Avenue Comprehensive Plan Amendment. He went over the postings and mailings per Statute.

Senior Planner Nicholas then 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 0.37 Acres, More Or Less, In Section 4, 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.

Motion was made by Councilmember Joe Blocker and seconded by Councilmember Andrew Rencich to approve Ordinance 1910 on 1st reading and move to second reading for final adoption.

ROLL CALL: Joe Blocker, Cynthia Brown, Andrew Rencich, Douglas Capps, Ryan Bullard. All ayes. Motion carried.

- 8.3. Ordinance 1911 - North Ferdon & Third Ave Rezoning
Senior Planner Nicholas Schwendt stated this is the first reading of Ordinance 1911 - North Ferdon & Third Avenue Rezoning going over the zoning. He went over the postings and mailings per Statute. He asked that the staff report be entered into the record: On September 9, 2022, staff received an application to annex and to amend the comprehensive plan and zoning designations for property located at 1202 N Ferdon Boulevard. 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 Low-Intensity District (C-1) zoning designation for the property. The Planning and Development Board recommended approval of the request on November 7, 2022. The property description is as follows: Property Owner: O'Daniels Jason & April M., 411 Pendo Pl., Crestview, FL 32536; Parcel ID: 04-3N-23-1840-0004-0080; Site Size: 0.37 acres; Current FLU: Okaloosa

County Mixed Use, Current Zoning: Okaloosa County Mixed Use, Current Land Use: Commercial. The following table 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 & Vacant. Direction: East; FLU: Okaloosa County Mixed Use; Zoning: Okaloosa County Mixed Use; Existing Use: Commercial. Direction: South; FLU: Commercial (C); Zoning: Commercial Low-Intensity District (C-1); Existing Use: Vacant. Direction: West; FLU: Okaloosa County Mixed Use; Zoning: Okaloosa County Mixed Use; Existing Use: Residential & Commercial. The subject property is currently developed for commercial use and a development application has not been submitted. Based on the requested land-use and zoning designations, the property use will continue as commercial. 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 October 14, 2022. The property was posted on October 25, 2022. An advertisement ran in the Crestview News Bulletin on November 3 & 10, 2022.

Senior Planner Nicholas Schwendt then asked the City Clerk to read the ordinance. City Clerk Maryanne Schrader read Ordinance 1911 by Title:

An Ordinance of the City of Crestview, Florida, Providing for the Rezoning of 0.37 Acres, More or Less, of Real Property, Located In Section 4, Township 3 North, Range 23 West, from the Okaloosa County Mixed Use 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.

Motion made by Councilmember Douglas Capps and seconded by Councilmember Joe Blocker to approve Ordinance 1911 on 1st reading and move to second reading for final adoption.

Roll Call: Joe Blocker, Cynthia Brown, Andrew Rencich, Douglas Capps, Ryan Bullard. All ayes. Motion carried.

9. Resolutions

9.1. Rules and Procedures for the City Council

City Manager T. Bolduc presented Resolution 2023-2 - regarding Rules and Procedures for the City Council to the City Council and asked the City Clerk to read the Resolution.

City Clerk Maryanne Schrader read the Resolution by title: A Resolution of the City Council of the City of Crestview Rescinding and Replacing the Rules of Procedure For Council Meetings Resolution 13-12, and all Subsequent Amending Resolutions; Providing For Authority; General Rules; Providing For Scriveners Errors; Providing For Authority; and an Effective Date.

Motion by Councilmember Cynthia Brown and seconded by Councilmember Joe Blocker to approve Resolution 2023-2.

Roll Call: Joe Blocker, Cynthia Brown, Andrew Rencich, Douglas Capps, and Ryan Bullard. All ayes. Motion carried.

10. Action Items

10.1. Crestview Welcome Signs

Project Manager Jayce Vanderford went over the location of the signs stating the need for replacement, as they have been dated and weathered. Signs Galore was the original contractor. The signs will include solar lighting. The FDOT permitted the city to move forward if the location was not changed. He recommended retaining Signs Galore to do the work in the amount of \$8,224. He also asked the City Council to approve the color scheme that Signs Galore suggested.

City Manager T. Bolduc said staff prefers to stay within the branding that we currently have, and the Council reviewed the brand colors.

After discussion on the best color scheme, whether stone could be used or matching the brick, the cost of new signage, and the stipulation from FDOT on not changing the footprint, Council requested staff bring back a quote with the bricks and get four signs under \$25,000.

City Manager T. Bolduc said staff will contact the contractor to provide mockups with signs similar to what we have on Main Street.

10.2. Princeton Grove Memorandum of Understanding

Senior Planner N. Schwendt went over the application for the 107-unit apartment project and the details of the Memorandum of Understanding which includes the developer paying up to \$21,200 for the for proposed offsite roadway improvements that the City is constructing to mitigate traffic impacts. The MOU will provide the city with funds for the improvements.

City Manager T. Bolduc explained that the PS director will implement something similar to an impact fee based on traffic, so this traffic study will be the last one.

In response to Councilmember D. Capps, City Manager T. Bolduc said the funds collected will go specifically to our current impact for engineering design and construction.

Motion by Councilmember Douglas Capps and seconded by Councilmember Andrew Rencich to approve the Mayor and City Clerk to sign the Memorandum of Understanding.

Roll Call: Joe Blocker, Cynthia Brown, Andrew Rencich, Douglas Capps, and Ryan Bullard. All ayes. Motion carried.

10.3. City Clerk Annual Performance Evaluation

HR Director Jessica Leavins stated the overall rating was 2.68, which would be characterized as exceeds expectations. The staff recommendation for a raise is 6%, as the general staff received a cost-of-living increase of 3%, which is not available to this position.

Motion by Councilmember Andrew Rencich and seconded by Councilmember Cynthia Brown to accept the recommendation from staff.

Roll Call: Joe Blocker, Cynthia Brown, Andrew Rencich, Douglas Capps, and Ryan Bullard. All ayes. Motion carried.

11. City Clerk Report

11.1. City of Crestview City Council Handbook

City Clerk M. Schrader stated the handbook was originally put together for a newly elected councilmember. She mentioned the city manager reviewed it and thought it would be a good tool for the entire City Council.

City Manager said he received several comments from the City Council. On bullet four of the introduction, there was concern with the language that a councilmember agreed with the entire decision. He explained the vote speaks as one body after debate. He suggested adding a sentence regarding the minutes of the Council meeting will reflect the vote. He added any small scriveners' errors will be corrected.

Councilmember A. Rencich suggested the handbook be placed on the website.

Discussion ensued on ensuring the language reflected the City Charter.

Councilmember Cynthia Brown and Councilmember Douglas Capps withdrew the motion to accept the handbook, to add the suggested language and scriveners' errors could be corrected before bringing the handbook back to the City Council. City Attorney J. Holloway said he will add items to the document, as well.

11.2. End of Year Office of the City Clerk Update

City Clerk M. Schrader provided a brief update. Councilmember R. Bullard stated that the City Clerk had given him important information and was helpful.

11.3. Nominate Shannon Hayes as an alternate to the Planning Development Board

City Clerk M. Schrader stated that Mr. Sheffield had to resign from the Board because of a change in his work schedule and asked for a replacement.

Motion by Councilmember Andrew Rencich and seconded by Councilmember Cynthia Brown to appoint Shannon Hayes as an alternate to the Planning and Development Board.

Roll Call: Joe Blocker, Cynthia Brown, Andrew Rencich, Douglas Capps, and Ryan Bullard. All ayes. Motion carried.

Mayor J. B. Whitten stated he appreciated everything that Mr. Hayes had done for the city.

12. City Manager Report

12.1. Community Development Director Barry Henderson - Report

Community Development Director B. Henderson stated that in May his department began a new permitting software, MyGovernment On-line. He briefed the City Council on the number of permits processed, a new building inspector has been hired, additional hiring needs, a new employee in BTR, as well as mentioning the Animal Control and Code Enforcement has been moved to the police department. In the Planning area, he went over the development projects and projects for annexations adding his staff is working with Eglin and childcare needs.

In response to the grant receipt update from Councilmember C. Brown, City Manager T. Bolduc responded that a grant has been received, and we will get training and partner with outside sources.

12.2. Financial Update - Finance Director

Finance Director Gina Toussaint stated a link has been provided to update the City Council on the check registers.

13. Comments from the Mayor and Council

Councilmember J. Blocker asked if there is a schedule for the bathrooms to be opened, and City Manager T. Bolduc said the homeless have been misusing the bathrooms, so the bathrooms are locked except for events. In response to Councilmember R. Bullard's request to have Public Services keep them open during the day, City Manager T. Bolduc responded the repairs have been extensive. He added the intent is to have the bathrooms open when the splashpad is open.

The newly elected Councilmembers stated they are ready to serve the citizens and thanked the citizens for their support.

In response to Councilmember C. Brown, City Manager T. Bolduc replied that the grant manager interviews are starting tomorrow.

Councilmember A. Rencich said the resolution he has brought forward relates to portions of the Inflation Reduction Act in House Bill 8950 and State Bill 4953 that would impact the Gulf Test Range and ammunition line. This resolution initiative will show our support for the mission line. Council approved a consensus to supporting to protect the military mission to move forward and place the resolution on the next agenda.

Mayor J.B. Whitten recognized Main Street for their help with the Veterans Parade and the Christmas Market and reminded everyone of the 5k race this Saturday.

Mayor JB Whitten recognized former Councilmember Shannon Hayes and stated he was on several committees. He asked the City Clerk to return with the committees Mr. Hayes was on adding he would like to be his replacement on the Okaloosa County League of Cities.

Mayor JB Whitten also acknowledged Claudis Dale, who was present.

Councilmember A. Rencich mentioned the Cops and Bobbers fishing event is this Saturday at Twin Hills Park.

14. Comments from the Audience

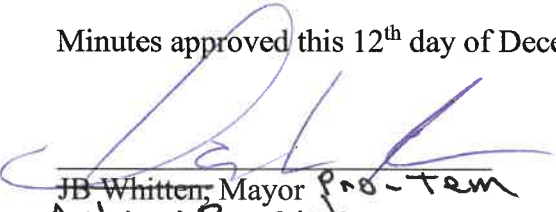
Mr. Shannon Hayes came forward and congratulated the new Council members stating he has great confidence in the Council.

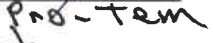
Antonio Novoa came forward and requested the city bring diversity and cultural events to the area. He asked about the bid process for the welcome signs and asked about cost-effective options. Mayor JB Whitten said he spoke to an individual about a senior citizen cultural event.

15. Adjournment

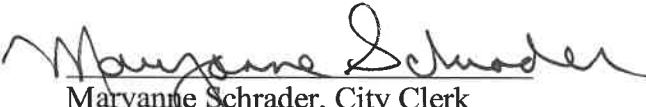
Mayor JB Whitten adjourned the meeting at 8:05 p.m.

Minutes approved this 12th day of December 2022.


JB Whitten, Mayor


Andrew Rencich

ATTEST:


Maryanne Schrader, City Clerk

Having proper notice been duly given

