

PLANNING AND DEVELOPMENT BOARD
Regular Meeting Minutes
December 5, 2022
6:00 p.m.

1 Call to Order

Chair Mike Roy called the Regular Meeting of the Crestview Planning and Development Board to order at 6:00 p.m. Members present: Mario Werth, Vice Chair, Michael Gilbert, Ellis Conner, and alternates Bryan Follmar and Shannon Hayes. Also present were Deputy City Clerk Natasha Peacock, City Attorney Jonathan Holloway, and staff members. Board member Malcolm Haynes was excused.

2 Pledge of Allegiance

The Pledge of Allegiance was led by Chair M. Roy.

3 Approve Agenda

Chair M. Roy called for action.

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

Roll Call: Ayes: Ellis Conner, Michael Roy, Michael Gilbert, Mario Werth, Bryan Follmar; Nays: None All ayes. Motion carried.

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

Chair M. Roy called for action.

Motion by Board member Ellis Conner and seconded by Board member Bryan Follmar to approve the Consent Agenda, as presented.

Roll Call: Ayes: Ellis Conner, Michael Roy, Michael Gilbert, Mario Werth, Bryan Follmar. Nays: None All ayes. Motion carried.

Chair M. Roy welcomed Shannon Hayes to the Board.

5. 1. Approval of minutes of November 7, 2022

5. 2. Introduction of Shannon Hayes as an alternate

6 Ordinance on 1st reading/ Public Hearing

6. 1. Ordinance 1912 - Highway 90 West Annexation

Senior Planner Nicholas Schwendt presented Ordinance 1912 - Highway 90 West Annexation to the Planning Board and asked the Deputy City Clerk to read the ordinance. He mentioned the zoning requested is mixed use. He went over the mailings, postings, and advertising per State Statute.

Deputy City Clerk N. Peacock read the Ordinance by Title: An Ordinance Annexing to the City of Crestview, Florida, ± 542.53 Acres of Contiguous Lands Located In Section 13, Township 3 North, Range 24 West, and In Section 14, 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 called for comment from the Board.

Chair M. Roy called for comment from the audience.

Dixie Powell came forward expressing support of the project and appreciated consideration.

Linda Coleman is a pastor at a church off of Highway 90 and voiced concern, however, City Attorney J. Holloway stated the property is not part of the annexation.

Samuel Denning had a concern regarding what could be built in the area.

Chair M. Roy called for action.

Motion by Board member Bryan Follmar and seconded by Board member Mario Werth to recommend the City Council adopt and approve Ordinance 1912.

Roll Call: Ayes: Ellis Conner, Michael Roy, Michael Gilbert, Mario Werth, Bryan Follmar. Nays: None. All ayes. Motion carried.

6. 2. Ordinance 1913 - Highway 90 West Comprehensive Plan Amendment
Senior Planner Nicholas Schwendt presented Ordinance 1913 - Highway 90 West Comprehensive Plan Amendment to the Planning Board and asked the Deputy City Clerk to read the ordinance.

Deputy City Clerk Natasha Peacock read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, Amending Its Adopted Comprehensive Plan; Providing For Authority; Providing For Findings of Fact; Providing For Purpose; Providing For Changing the Future Land Use Designation From Okaloosa County Agriculture and Rural Residential to Mixed Use (Mu) on Approximately 542.53 Acres, More or Less, In Section 13, Township 3 North, Range 24 West, And In Section 14, 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 called for comment from the Board.

Chair M. Roy called for comment from the audience.

Chair M. Roy called for action.

Motion by Board member Ellis Conner and seconded by Board member Bryan Follmar to recommend the City Council adopt and approve Ordinance 1913.

Roll Call: Ayes: Ellis Conner, Michael Roy, Michael Gilbert, Mario Werth, Bryan Follmar. Nays: None. All ayes. Motion carried.

6. 3. Ordinance 1914 - Highway 90 West Rezoning

City Attorney Jonathan Holloway swore in Mr. Schwendt for the quasi-judicial part of the meeting.

Senior Planner N. Schwendt stated this is the first reading and public hearing of Ordinance 1914 Highway 90 West Rezoning and asked the Deputy City Clerk to read the ordinance.

Deputy City Clerk N. Peacock read the Ordinance by Title: An Ordinance of the City of Crestview, Florida, Providing For the Rezoning of 542.53 Acres, More Or Less, of Real Property, Located In Section 13, Township 3 North, Range 24 West, and In Section 14, Township 3 North, Range 24 West, From the Okaloosa County Agriculture and Residential Rural Zoning Districts 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 called for comment from the Board.

Board member E. Conner expressed concern about flooding. Senior Planner N. Schwendt stated the area contains wetlands. The Code has a 25-foot setback, and the building code has specific requirements for any buildings, and this would be taken into consideration upon receipt of a development order. He added that if any other zoning was submitted, it would have to come back before the Board.

Phyllis Enzor came forward to request a definition of mixed use, and Senior Planner N. Schwendt said it would be small shops and restaurants. The list could be emailed to anyone who requested it.

Chair M. Roy called for comment from the audience.

Chair M. Roy called for action.

Motion by Board member Bryan Follmar and seconded by Board member Mario

Werth to recommend the City Council adopt and approve Ordinance 1914.
Roll Call: Ayes: Ellis Conner, Michael Roy, Mario Werth, Michael Gilbert, Bryan Follmar. Nays: None. All ayes. Motion carried.

7 **Ordinances** - Nothing brought forward.

8 **Final Plats and PUDS** - - Nothing brought forward.

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

10 **Action Items** - - Nothing brought forward.

11 **Director Report**

11. 1. Director's Update

Senior Planner N. Schwendt went over development orders site improvements at the FPL yard at 1655 S Ferdon Boulevard, and Princeton Grove, a 107-unit senior adult living apartment development located at the corner of Aplin Road and Patriot Lane. He mentioned we have not received any final plats. He added we have two new applications for Cherry Brooke Estates, which is a proposed 110 lot subdivision located on an approximately 57-acre site south of Garrett Pit Road and west of Point Center Road, as well as White Wolf Run, which is a proposed 332 lot subdivision located on an approximately 116-acre parcel west of Jones Road.

12 **Comments from the Audience**

Chair M. Roy called for comment.

13 **Adjournment**

Chair M. Roy adjourned the meeting at 6:22 p.m.

Minutes approved on the 3rd day of January 2023.


Chair M. Roy

ATTEST:


Minutes taken by
Natasha Peacock, Deputy City Clerk
On behalf of


Maryanne Schrader, City Clerk
Proper notice having been duly given

