

**PLANNING AND DEVELOPMENT BOARD
REGULAR MEETING MINUTES -
MARCH 6, 2023
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. Members present were: Chair Michael Roy, Ellis Conner, Michael Gilbert, Shannon Hayes Bryan Follmar. Also present were the Deputy City Clerk Natasha Peacock, City Attorney Jonathan Holloway and staff members. Vice Chair Mario Werth was not present for this meeting.

2 Pledge of Allegiance

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

3 Approve Agenda

Chair M. Roy called for action on approving the Agenda.

A motion made by Mr. Conner to approve the agenda. Seconded by Mr. Hayes.

Roll Call: Ayes: Michael Roy, Ellis Conner, Shannon Hayes, Bryan Follmar, Michael Gilbert. Nays: None. All ayes, motion carried.

4 Public Opportunity to speak on Agenda items

5 Consent Agenda

Chair M. Roy called for action to approve the Consent Agenda.

A motion made by Mr. Hayes to approve the Consent Agenda as presented. A second by Mr. Conner.

Roll Call: Ayes: Michael Roy, Ellis Conner, Shannon Hayes, Bryan Follmar, Michael Gilbert. Nays: None. All ayes, motion carried.

5. 1. Approval of January 3, 2023 Minutes

6 Ordinance on 1st reading/ Public Hearing

6. 1. Ordinance 1919 - James Lee Blvd E Comprehensive Plan Amendment

Planning Administrator N. Schwendt reviewed the necessary information concerning the property and presented Ordinance 1919 to the Planning Board. He then 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, 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 COMMERCIAL (C) TO RESIDENTIAL (R) ON APPROXIMATELY 42.82 ACRES, MORE OR LESS, IN SECTION 16, 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. Mr. Follmar asked two questions concerning easements.

Chair M. Roy asked for comment from the Public.

Ms. Carrie Johnson of 986 East Chestnut Ave, commented concerning the homeless issue on the property and asked the Board how one could receive assistance on that issue.

Chair M. Roy explained to Ms. Johnson, the Planning and Development Board would not be able to assist her with that issue, but staff would be able to direct her to whom she should contact.

Mr. Mark Lynch, a citizen of Crestview, addressed the issues of water run-off/contamination, concerns about density, and the ingress/egress from Hwy 90.

Chair M. Roy instructed staff to address the questions presented.

Senior Planner N. Schwendt stated that those issues could be addressed with Council when this ordinance is presented. At this time, the application was for annexation. Once there is a development application issued those concerns will be addressed.

Chair M. Roy called for action.

Motion by Mr. Follmar and seconded by Mr. Conner to recommend the City Council approve Ordinance 1919 on First Reading.

Roll Call: Ayes: Michael Roy, Bryan Follmar, Ellis Conner, Michael Gilbert, Shannon Hayes. Nays: None. All ayes, motion carried.

6. 2. Ordinance 1920 - James Lee Blvd E Rezoning
City Attorney, Mr. Holloway swore in Mr. Schwendt.

Staff presented Ordinance 1920 to the Planning Board and on January 11, 2023, staff received an application to amend the comprehensive plan and zoning designations for property located at 1299 James Lee Boulevard East. The subject property is currently located inside the city limits of Crestview with a future land use and zoning designation of Commercial (C) and Commercial High-Intensity District (C-2), 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 1920 on March 13, 2023 for the first reading. The subject property is currently being developed for commercial use and a development application has not been submitted. Based on the requested land-use and zoning designations, the property could be developed for residential use, Senior Planner N. Schwendt asked that the information be entered into the record. He then 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 42.82 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 16, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE COMMERCIAL LOW-INTENSITY DISTRICT (C-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. There was no comment from the Board.

Chair M. Roy asked for comment from the public. There was no comment from the public.

Chair M. Roy called for action.

Motion by Mr. Conner and seconded by Mr. Follmar to recommend to the City Council to approve Ordinance 1920 on First Reading.

Roll Call: Ayes: Michael Roy, Ellis Conner, Bryan Follmar, Shannon Hayes, Michael Gilbert. Nays: none. All ayes, motion carried.

7 Ordinances

8 Final Plats and PUDS

9 Special Exceptions, Variances, Vacations and Appeals

10 Action Items

11 Director Report

11. 1. Director's Update

Senior Planner N. Schwendt gave a presentation in which the following was

presented.

Development Orders Issued: On January 11th, a development order was issued for Arbours at Crestview Apartments, an apartment complex located at the end of Patriot Lane. On January 26th, a development order was issued for Crestview Dental Office, a 2,816 square foot dental office on a 0.46 acre property located at 848 North Ferdon Blvd. On February 2nd, a development order was issued for Dollar General on a 2.82 acre property located at 222 E Redstone Ave. On February 16th, a development order was issued for Lantern Ridge Unit 3, a 23 lot subdivision located on Valley Rd., north of Palmetto Drive.

Final Plats: On January 26th, the final plat was recorded for Magnolia Creeks Phases 1 and 2, an 82 lot subdivision located at the end of Steeplechase Drive.

New Development Applications: Tidal Wave Auto Spa: A proposed car wash on a 1.69 acre parcel located at 1650 S Ferdon Blvd.

12 Comments from the Audience

Chair Mr. Roy asked the public if anyone had any additional comments.

There were no additional comments.

13 Adjournment

Chair M. Roy adjourned the meeting at 6:20 p.m.

Minutes approved on 3rd day of April 2023.

Approved:

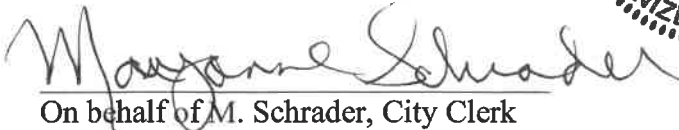


Chair M. Roy

Minutes submitted by:



Natasha Peacock, Deputy City Clerk



On behalf of M. Schrader, City Clerk

Notices having been duly given

