

**PLANNING & ZONING BOARD (LPA)
FEBRUARY 20, 2018**

Planning & Zoning Board Committee

Members Present	Staff	Visitors
James Skinner	Teresa Gaillard	Matt Zinke, PE
Alton Jones	Stephen Schoen	
Ellis Conner		
Rodney Salisbury		
Malcom Haynes	Members Absent	
Michael Carroll	Matt Gates	

The data reflected within these proceedings constitute an extrapolation of information elicited from notes, observations, recording tapes and photographs. Comments reflected herein are sometimes paraphrased, condensed and have been edited to reflect essential subject matter covered during the meeting. Parties interested in receiving a verbatim account of the proceedings are responsible for coordinating with the City Clerk's office and providing their own representative and equipment to produce a verbatim account of the proceedings pursuant to Crestview Policy 91 1, Duplication of Public Records, Chapters 119 and 283, Florida Statutes and Attorney General opinions in force at time of enactment of Policy 91 1.

1. CONVENE Meeting

Meeting was called to order by Mr. Jones at 6:00 p.m.

2. APPROVE Minutes from October 17, 2017.

Motion by Mr. Salisbury to approve; seconded by Mr. Conner; Vote: 6 yeas, 0 nays. Mr. Gates absent.

3. REVIEW the proposed Small Scale Comprehensive Plan Amendment 18-01 and Rezoning of 0.63+/- acres out of Lots 4 and 5, Block 3, Oakdale Miniature Farms, (PIN # 04-3N-23-1840-0003-0040). Requested by Matthew Southard, Property Owner. LPA 18-02

Ms. Gaillard presented the project and discussed the advertising of the amendment. She stated there were two written comments and no verbal comments received. She stated a duplicate letter was received from Shirley and Dean Henderson at 420 Garden and Jerry W. Henderson at 432 Garden. She pointed out the location of the parcels in relation to the subject parcel. She further discussed the use and attributes of the parcels surrounding the subject parcel. She then read into the record the letter which outlined the adjacent property owner's reasons requesting the rezoning to be denied.

She stated the parcel would be used as a small commercial office building. She stated that Mr. Dorman is present to answer any questions from the Board relative to the amendment.

Ms. Gaillard stated that Growth Management supported the amendment.

Mr. Jones recognized Mr. Dorman.

Mr. Dorman discussed the amendment and stated that it did not conflict with any current provisions in the Comprehensive Plan.

Mr. Salisbury questioned if there was any specific complaint in the letters written.

Ms. Gaillard stated that the two statements were general in nature and not specific.

Mr. Salisbury stated that the board has to rule on what is before them today, not something that may happen in the future.

Mr. Haynes asked if the property surrounding the property was commercial. Discussion ensued and the subject property was described as an 'enclave by use'.

Mr. Conner stated that the property owner has a right to petition for the request and the request was consistent with the City's Comprehensive Plan.

Mr. Jones asked if there were any further comments from the public. Hearing none, he closed the public hearing portion and asked for a motion.

Motion by Mr. Conner to approve; seconded by Mr. Skinner; Vote: 6 yeas, 0 nays. Mr. Gates absent.

4. **REVIEW** the proposed Small Scale Comprehensive Plan Amendment 18-02 and Rezoning of the Western 9.2 acres and the rezoning of the Eastern 4.8 acres of the parcel identified under PIN # 21-3N-23-0000-0017-0030. Requested by D. R. Horton, Inc. property owner; by Jenkins Engineering, Inc, Authorized Agent, Matt Zinke, is the Project Engineer. LPA 18-07

Ms. Gaillard presented the project and discussed the advertising of the amendment. She stated there were no comments received either written or verbal. She advised that this was previously brought before the board on November 28, 2017. She stated that Growth Management recommends approval of the amendment.

Mr. Dorman discussed the amendment further, stating that it would be for an extension of the Iron Horse Townhome projects. It would be an MDLR Future Land Use. He stated that category was put in to specifically accommodate small scale amendments up to 9.99 acres. He further stated there are some wetlands on the property that could only be impacted with regulatory approval.

Mr. Jones asked if there were any further comments from the public. Hearing none, he closed the public hearing portion and asked for a motion.

Motion by Mr. Salisbury to approve; seconded by Mr. Conner; Vote: 6 yeas, 0 nays. Mr. Gates absent.

5. **REVIEW** Long Term Care of Crestview, LLC, proposes to construct a 26,959 SF Assisted Living Facility on the 6.0 ± acre parcel located at the end of Patriot Lane. (PIN # 21-3N-23-0000-0017-012A). Jenkins Engineering, is the Authorized Agent for the project. Mathew Zinke, is the Project Engineer. LPA 17-57

Mr. Schoen presented the project and stated the zoning as being High Density Residential Future Land Use and zoned for multifamily residential and is adjacent to multifamily use. He discussed the design of the project and specific requirements.

Mr. Conner asked for clarification of the project location.

Mr. Schoen presented an aerial photo and discussed the location. Ms. Gaillard assisted in explaining the location.

Mr. Conner commented that there is a need for places like this.

Mr. Salisbury asked if the sewer and water infrastructure was currently sufficient to handle the development.

Mr. Schoen advised that based on comments from Public Works, it was.

Motion by Mr. Skinner to approve; seconded by Mr. Conner; Vote: 6 yeas, 0 nays. Mr. Gates absent.

6. CONSIDER Other business as necessary.

Ms. Gaillard stated that Mr. Gates had to resign from the board due to conflicts in work schedule. She asked if anyone knows of anyone interested, to let her know.

7. PUBLIC Comments and Questions

8. ADJOURN

Motion to adjourn by Mr. Salisbury, seconded by Mr. Hayes.

Meeting adjourned at 6:27 p.m.

Secretary

Chairman/Vice Chairman