

PLANNING & ZONING BOARD (LPA) MARCH 20, 2018

Planning & Zoning Board Committee

Members Present	Staff	Visitors
James Skinner	Teresa Gaillard	
Alton Jones	Senida Oglesby	
Ellis Conner	Trae Duley	Members Absent
Rodney Salisbury		Michael Carroll
Malcom Haynes		

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 February 20, 2017.**

Motion by Mr. Conner to approve; seconded by Mr. Salisbury; Vote: 5 yeas, 0 nays.

3. **REVIEW Long Term Care of Crestview, LLC, proposes to extend Patriot Lane from its current end point to Brookemeade Drive to the west. (PIN # 21-3N-23-0000-0017-0000). Jenkins Engineering, is the Authorized Agent for the project. Mathew Zinke, is the Project Engineer. (LPA – 17-59).**

Mr. Duley presented the project and discussed the location and extent of the project. Showed that there would be an additional fire hydrant, a water main connection made that would enhance pressure in the system, as well as an alternative route for traffic.

Mr. Salisbury asked about the design of the culvert and how it would handle the runoff.

Mr. Duley explained the City Engineer has had discussions with the design engineer and reviewed and approved the hydraulic analysis of the culvert to handle to runoff to prevent the road from washing out.

Motion by Mr. Salisbury to approve; seconded by Mr. Skinner; Vote: 5 yeas, 0 nays.

4. **REVIEW Request for rezoning from R-1A to R-2 of 1.43 acres commonly known as Lots 4, 5, 6, and 11, Block 1E of the Adams Powell Subdivision. Requested by Habitat for Humanity in Okaloosa County, Inc, by Randy Hilburn, Authorized agent. (LPA 18-09).**

Ms. Gaillard presented the project and discussed the location and expected plan to replat the existing 4 lots into 5 lots with a road and stormwater facilities. She discussed the surrounding zoning and setbacks in each zoning and how the rezoning would affect the setbacks. She stated the Future Land Use would not be modified and the Comp Plan would not be modified.

She discussed that there was a letter from a neighbor that was concerned with the effect on the value of the properties. She provided the property appraisers value on surrounding parcels. She discussed that the recent Habitat home sold on Savage was sold for \$120,000.

Mr. Conner asked about the status and condition of Lloyd Street to the west of the property.

Ms. Gaillard answered that the existing right of way had a severe drainage issue currently.

Mr. Conner stated this was why he was asking.

Ms. Gaillard stated it would require considerable effort to construct a roadway on Lloyd Street. She then discussed where the project plans to construct a roadway.

Mr. Salisbury questioned the Public Lands designation and if it would be changed by this request.

Ms. Gaillard stated that no other properties would be changed by this request outside the four subject parcels and the only thing being changed will be the current zoning to change the setbacks.

Motion by Mr. Conner to approve; seconded by Mr. Haynes; Vote: 5 yeas, 0 nays.

5. **CONSIDER** Ms. Gaillard provided a packet pertaining to 298 Wilson Street North, the old YMCA Building. A buyer is proposing to utilize the building as a Church.

Ms. Gaillard discussed the location of the building, available on-site parking and use of on street parking. She discussed that there was some sort of restrictions held within the current mortgage. She stated that Habitat had at one point looked at the building. The current interested buyer is a Church. She discussed this parcel was within the Downtown Mixed Use District (DMU). The DMU had intended to encourage downtown residential units to support the FAMU facility, however, there has not been an interest in creating new opportunities aside from the Casaba Coffee site. She further discussed the current zoning and upcoming rezoning efforts for the Downtown area. She also mentioned that churches are disallowed within the Downtown Mixed Use FLU and Zoning District. If a church were to be allowed, there would be a need for a comp plan amendment.

She explained that she was bringing this to the board to obtain a consensus from the Board before the Church expends the effort on researching the property for purchase.

Mr. Skinner asked for clarification that the Church would not be paying property taxes. He was answered that was correct.

Mr. Salisbury questioned the impact that the Church would have on the parking on the street. He stated he felt this would grossly impact the parking.

Ms. Gaillard stated that the Downtown C-2 Parking District is not required to provide onsite parking.

Mr. Conner stated that the market will drive the interest on a parcel. He then asked about the rules regarding alcohol sales.

Ms. Gaillard stated that within the Mainstreet Commercial Business District is an area that can serve alcohol and the rules predate the existence of the Church and would mean the Church would not have any rights to impede those sales.

Discussion ensued on alcohol sales in the downtown area.

Ms. Gaillard also discussed the current poor condition of the building and the extent of work that would be needed by whomever purchases the building.

Mr. Salisbury discussed that his only concern was that the church moved in without conducting renovations.

Ms. Gaillard stated that she was looking for consensus from the Board before the Church looked any further into the purchase. She stated there may be too many repairs needed, that the Church may not purchase.

The Board gave a consensus in agreement with the comp plan amendment.

Ms. Gaillard provided an updated meeting calendar to the Board.

6. PUBLIC Comments and Questions (no public in attendance)

7. ADJOURN

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

Meeting adjourned at 6:31 p.m.

Secretary

Chairman/Vice Chairman