

PLANNING & ZONING BOARD (LPA)

APRIL 24, 2018

Planning & Zoning Board Committee

Members Present	Members Absent	Staff	Visitors
Ellis Conner	Alton Jones	Teresa Gaillard	Jack Dorman
James Skinner	Michael Carroll	Senida Oglesby	
Rodney Salisbury			
Malcom Haynes			
<p>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.</p>			

1. CONVENE Meeting

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

2. APPROVE Minutes from March 20, 2018.

Motion by Mr. Salisbury to approve; seconded by Mr. Haynes; Vote: 4 yeas, 0 nays.

Mr. Conner presented the next three agenda items for a public hearing, pertaining to Small Scale Amendments, 18S3, 18S4, and 18S5.

Ms. Gaillard stated that publication of the legal notice for the amendments was accomplished in the Crestview News Bulletin, which ran April 14, 2018. There were no written or verbal comments received by the Staff for the amendments and the Growth Management Staff recommended adoption of all three amendments.

3. REVIEW the request for a Small Scale Comprehensive Plan Amendment 18S3 and rezoning of the parcel identified by PIN 04-3N-23-1840-0016-0050; being 2.7+/- acres located at the intersection of Stillwell Blvd and Brackin St, Crestview. The request will change the residential property to Public Lands. Requested by City of Crestview, Property Owner. (LPA 17-08).

Mr. Dorman stated the property is part of Spanish Trail Park, it is currently a retention area and there are no plans for future development. There are no impacts to the City systems and he recommends approval. He then asked for any questions.

Mr. Conner asked for discussion from the public and then the Local Planning Agency (LPA). There was none from either and he closed that portion of the public hearing. He then asked for a motion from the Board.

Mr. Salisbury motioned to approve and Mr. Haynes seconded. Vote: 4 yeas, 0 nays; motion passed.

4. REVIEW the request for a small scale comprehensive plan amendment, 18S4 and rezoning of the parcel identified by PIN# 20-3N-23-0000-0155-0010; being 0.5+/- acres located on Duggan Avenue, Crestview.

The request will change the property from Okaloosa County Residential to City of Crestview Residential. Requested by Armando Borbon Jr. and wife, Virginia Borbon, property owners; (LPA 17-39).

Mr. Conner then recognized Mr. Dorman, who briefly described the property and asked for questions.

Mr. Conner asked for discussion from the public and then the Board. There was none from either and he closed that portion of the public hearing. He then asked for a motion from the Board.

Mr. Haynes motioned to approve and Mr. Salisbury seconded. Vote: 4 yeas, 0 nays; motion passed.

5. **REVIEW** the request for a small scale comprehensive plan amendment, 18S5 and rezoning of the parcel identified by PIN# 32-3N-23-0000-0024-0000; being 1.36+/- acres located at the intersection of John King Road and Live Oak Church Road, Crestview. The request will change the Mixed-Use property to Commercial. Requested by Panhandle Preschools LLC, Property Owner. (LPA 17-01).

Mr. Conner called on Mr. Dorman to speak.

Mr. Dorman stated that this parcel has been developed and contains the Child Care Network facility. It is already open and operational, he does not know of any kind of adverse impact on infrastructure, etc. He recommended approval and asked for questions.

Mr. Conner asked for discussion from the public and then the Board. There was none from either and he closed that portion of the public hearing. He then asked for a motion from the Board.

Mr. Haynes motioned to approve and Mr. Salisbury seconded. Vote: 4 yeas, 0 nays; motion passed.

6. **REVIEW** the request for vacation of the right-of-way of Mapoles St. (platted as Main St – 1928) lying between Blocks 41 and 42, Town of Crestview, T. W. Colman Survey, recorded in Plat book 1, page 72, Public Records of Okaloosa County, Florida. Requested by the First Baptist Church of Crestview. (LPA 18-11).

Ms. Gaillard gave an overview of the area and a brief synopsis of the discussion during the Technical Review Board meeting on March 27, 2018.

The Board discussed a previous review by the City Council around 2004, the State-required closure of the road, a cleanup performed by the EPA, and which utilities are located under the area. Permitting the Christmas display, the church holding a religious display on City property, and insurance liabilities were also discussed.

Mr. Conner suggested an easement to allow the City access while granting the vacation to the church.

Ms. Gaillard further suggested that an ingress/egress/utility easement would suffice.

The discussion concluded with a decision to discuss the issue with Public Services and the Fire Department to gather all the facts concerning underground utilities and safety.

Ms. Gaillard will bring that information back to the Board as soon as she collects it. She will also continue her attempts to contact Burger King regarding the other portion of the street.

7. **REVIEW** the request for rezoning 200+/- acres located at the eastern end of Redstone Ave E, identified by Parcel #27-3N-23-0000-0010-0000 in the Public Records of Okaloosa County, Florida. Requested by the Redstone Land 2017 FL LLC, property owner. (LPA 18-12).

Ms. Gaillard stated the request is for Future Land Use (FLU) Low Density Residential (LDR) and Single Family Residential (R1) Zoning.

The main concern was the traffic impacting access to the hospital.

Ms. Gaillard assured the Board that traffic responsibilities would be addressed early with the developer to alleviate any impacts the development would have.

Another concern was the impact it would have on infrastructure.

Ms. Gaillard explained that this review is not to approve any plans for the actual development. It is only a request to change the zoning of the area. The developer will still need to bring plans before the Board prior to commencing development.

Mr. Conner then asked for action from the Board.

Mr. Salisbury motioned to approve the zoning change and Mr. Haynes seconded the motion. Vote: 4 yeas, 0 nays; motion passed.

8. CONSIDER other business as necessary.

Mr. Conner asked Ms. Gaillard if there was anything else for their review at this time.

Ms. Gaillard stated there was nothing at this time. However, she made the Board aware of two future requests for annexations. One being a 50-acre request from the Fleming property on Valley Road and a 10-acre request along Highway 85 at Hugo Lane.

9. PUBLIC comments and questions

No public in attendance.

10. ADJOURN

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

Meeting adjourned at 6:52 p.m.

Secretary

Chairman/Vice Chairman