

**LPA Board Meeting Minutes**  
**April 27, 2020**  
**5:00 PM**  
**Council Chambers**

**1. CONVENE**

The Special Meeting of the Crestview LPA was called to order at 5:00 P.M. by the Honorable Mayor JB Whitten. Present were: Mayor Pro Tem Shannon Hayes, Board members Andrew Rencich, Harry LeBoeuf, Cynthia Brown, and Joe Blocker. MS. Brown attended remotely. Also present were the City Manager Tim Bolduc, City Clerk Elizabeth Roy, City Attorney Jon Holloway, Ken Nielson from CVCTV and staff members. There were 2 members of the public in the audience. The Meeting was shown live stream from the City of Crestview website, City of Crestview Facebook and CVCTV Facebook.

**2. Pledge of Allegiance**

The Pledge of Allegiance was led by Mr. Blocker.

**3. REVIEW**

**3.1. Ordinance 1755 - Amos Street Comp Plan Amendment**

City Manager Tim Bolduc presented the Ordinance information to the City Council and asked that the City Clerk to read the ordinance

City Clerk Elizabeth Roy read the Ordinance by Title:

ORDINANCE: 1755

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 LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR) ON APPROXIMATELY 0.66 ACRES, MORE OR LESS, IN SECTION 17, 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.

This is Ordinance 1755

Citizens who were present stated they lived near the property and wanted to ask how it would affect their property. Mr. Bolduc explained there would be not changes to surrounding property and depending on what type of building is done on the subject property, there may be landscape buffers required between this property and surrounding properties.

A motion was made by None to approve the Ordinance and send to City Council for consideration. Seconded by None, vote 0 yeas and 0 nays, motion carried

### **3.2. Ordinance 1756 - Aplin Road Annexation**

City Manager Tim Bolduc presented the Ordinance information to the City Council and stated this was the first of 3 ordinances regarding this property, then asked that the City Clerk to read the ordinance

City Clerk Elizabeth Roy read the Ordinance by Title:

ORDINANCE: 1756

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 0.64 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 20, TOWNSHIP 3 NORTH, RANGE 23 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.

This is Ordinance 1756

A motion was made by Shannon Hayes to approve the Ordinance and send to City Council for consideration. Seconded by Harry LeBoeuf, vote 5 yeas and 0 nays, motion carried

### **3.3. Ordinance 1757 - Aplin Road Comp Plan Amendment**

City Manager Tim Bolduc presented the Ordinance information to the City Council and asked that the City Clerk to read the ordinance

City Clerk Elizabeth Roy read the Ordinance by Title:

ORDINANCE: 1757

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 MIXED USE (MU) TO COMMERCIAL (C) ON APPROXIMATELY 0.64 ACRES, MORE OR LESS, IN SECTION 20, 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.

This is Ordinance 1757

A motion was made by Harry LeBoeuf to approve the Ordinance and send to City Council for consideration. Seconded by Joe Blocker, vote 5 yeas and 0 nays, motion carried

### **3.4. Ordinance 1758 - Aplin Road Rezoning**

City Manager Tim Bolduc presented the Ordinance information to the City Council and asked that the City Clerk to read the ordinance

City Clerk Elizabeth Roy read the Ordinance by Title:

ORDINANCE: 1758

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 0.65 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 20, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED USE (MU) ZONING DISTRICT TO THE COMMERCIAL (C-1) 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 CODE AND ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

This is Ordinance 1758

A motion was made by Andrew Rencich to approve the Ordinance and send to City Council for consideration. Seconded by Joe Blocker, vote 5 yeas and 0 nays, motion carried

### **3.5. Ordinance 1759 - Highway 90 East Annexation**

City Manager Tim Bolduc presented the Ordinance information to the City Council and asked that the City Clerk to read the ordinance

City Clerk Elizabeth Roy read the Ordinance by Title:

ORDINANCE: 1759

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 32.49 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 15, TOWNSHIP 3 NORTH, RANGE 23 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

This is ordinance 1759

A motion was made by Shannon Hayes to approve the Ordinance and send to City Council for consideration. Seconded by Harry LeBoeuf, vote 5 yeas and 0 nays, motion carried.

### **3.6. Ordinance 1760 - Industrial Drive Annexation**

City Manager Tim Bolduc presented the Ordinance information to the City Council and stated this was the first of 3 ordinances regarding this property, then asked that the City Clerk to read the ordinance

City Clerk Elizabeth Roy read the Ordinance by Title:

#### **ORDINANCE: 1760**

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, CONTIGUOUS LANDS LOCATED IN SECTION 8, TOWNSHIP 3 NORTH RANGE 23 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.

This is Ordinance 1760

Mr. Bolduc explained the unusual circumstances surround this property, as it is a right of way owned by the City.

A motion was made by Andrew Rencich to approve the Ordinance and send to City Council for consideration. Seconded by Harry LeBoeuf, vote 5 yeas and 0 nays, motion carried

### **3.7. Ordinance 1761 - Industrial Road Comp Plan Amendment**

City Manager Tim Bolduc presented the Ordinance information to the City Council and asked that the City Clerk to read the ordinance

City Clerk Elizabeth Roy read the Ordinance by Title:

#### **ORDINANCE: 1761**

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 MIXED USE (MU) TO PUBLIC LANDS (PL), IN SECTION 8, 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.

This is Ordinance 1761

A motion was made by Harry LeBoeuf to approve the Ordinance and send to City Council for consideration. Seconded by Shannon Hayes, vote 5 yeas and 0 nays, motion carried

### **3.8. Ordinance 1762 - Industrial Road Rezoning**

City Manager Tim Bolduc presented the Ordinance information to the City Council and asked that the City Clerk to read the ordinance

City Clerk Elizabeth Roy read the Ordinance by Title:

#### **ORDINANCE: 1762**

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF REAL PROPERTY, LOCATED IN SECTION 8, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED USE (MU) ZONING DISTRICT TO THE PUBLIC LANDS (P) 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

This is Ordinance 1762

A motion was made by Shannon Hayes to approve the Ordinance and send to City Council for consideration. Seconded by Andrew Rencich, vote 5 yeas and 0 nays, motion carried

### **3.9. Ordinance 1763 - 971 Industrial Annexation**

City Manager Tim Bolduc presented the Ordinance information to the City Council and stated this was the first of 3 ordinances regarding this property and asked that the City Clerk to read the ordinance

City Clerk Elizabeth Roy read the Ordinance by Title:

#### **ORDINANCE: 1763**

AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, ± 1.52 ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 8, TOWNSHIP 3 NORTH, RANGE 23 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.

This is Ordinance 1763

Mr. Bolduc explained that this property has asked to be annexed into the City to develop as a commercial sports training facility.

A motion was made by Joe Blocker to approve the Ordinance and send to City Council for consideration. Seconded by Andrew Rencich, vote 5 yeas and 0 nays, motion carried

### **3.10. Ordinance 1764 - 971 Industrial Comp Plan Amendment**

City Manager Tim Bolduc presented the Ordinance information to the City Council and asked that the City Clerk to read the ordinance

City Clerk Elizabeth Roy read the Ordinance by Title:

ORDINANCE: 1764

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 MIXED USE (MU) TO COMMERCIAL (C) ON APPROXIMATELY 1.52 ACRES, MORE OR LESS, IN SECTION 8, 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

This is Ordinance 1764

A motion was made by Andrew Rencich to approve the Ordinance and send to City Council for consideration. Seconded by Harry LeBoeuf, vote 5 yeas and 0 nays, motion carried

### **3.11. Ordinance 1765 - 971 Industrial Rezoning**

City Manager Tim Bolduc presented the Ordinance information to the City Council and asked that the City Clerk to read the ordinance

City Clerk Elizabeth Roy read the Ordinance by Title:

ORDINANCE: 1765

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, PROVIDING FOR THE REZONING OF 1.52 ACRES, MORE OR LESS, OF REAL PROPERTY, LOCATED IN SECTION 8, TOWNSHIP 3 NORTH, RANGE 23 WEST, FROM THE OKALOOSA COUNTY MIXED USE (MU) ZONING DISTRICT TO THE COMMERCIAL (C-1) 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.

This is Ordinance 1765

A motion was made by Harry LeBoeuf to approve the Ordinance and send to City Council for consideration. Seconded by Joe Blocker, vote 5 yeas and 0 nays, motion carried

### 3.12. Ordinance 1766 to adopt Chapter 3 Administrative Procedures- Land Development Code 2020

City Manager Tim Bolduc presented the Ordinance information to the City Council and asked that the City Clerk to read the ordinance

City Clerk Elizabeth Roy read the Ordinance by Title:

ORDINANCE: 1766

AN ORDINANCE OF THE CITY OF CRESTVIEW, FLORIDA, REPEALING AND REPLACING THE CURRENT CHAPTER 102 LAND USE REGULATIONS, ARTICLE II – ADMINISTRATION WITH A NEW LAND DEVELOPMENT CODE, CHAPTER 3, ADMINISTRATIVE PROCEDURES; PROVIDING FOR AUTHORITY; PROVIDING FOR REPEAL OF ALL CHAPTER 102 LAND USE REGULATIONS ARTICLES OR PARTS OF ARTICLES, ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR ENACTMENT OF THE NEW LAND DEVELOPMENT CODE 2020, CHAPTER 3 - ADMINISTRATIVE PROCEDURES; PROVIDING FOR COMPLIANCE WITH STATE OF FLORIDA STATUTE; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; AND PROVIDING FOR AN EFFECTIVE DATE.

This is Ordinance 1766

Mr. Bolduc stated that this is the first step in the development of the new Land Development code, is asking the Board to approve this ordinance that addresses the Administrative part and send to the City Council for adoption. This section of the new code has the most impact on those who wish to develop in the City. Mr. Bolduc highlighted some of the changes. Discussion ensued.

After discussion:

A motion was made by Shannon Hayes to approve the Ordinance and send to City Council for consideration. Seconded by Harry LeBoeuf, vote 5 yeas and 0 nays, motion carried

#### 4. CONSIDER

#### 5. ADJOURN

This meeting was adjourned by Mayor Whitten at 5:47 PM.

  
Elizabeth M. Roy

  
JB Whitten

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City Clerk

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Mayor

Minutes approve this 1<sup>st</sup> day of May, 2020.