

Workshop Meeting
January 22, 2018
5:45 P.M. (Or at the completion of the 5:30 Special Meeting)
Council Chambers

The Workshop Meeting of the Crestview City Council was called to order at 5:40 P.M. Members present were: President J.B. Whitten, Vice President Bill Cox, Joe Blocker, Shannon Hayes and Doug Faircloth. Also present were the honorable, City Attorney Bill Holley department heads and members of the press. The Mayor David Cadle, City Clerk Elizabeth Roy were absent from this Workshop.

WORKSHOP

1. Called to Order

This workshop was called to order by Mr. Whitten.

2. Pledge of Allegiance

The pledge was led by Mr. Whitten.

3. Open Workshop

The Workshop was open by Mr. Whitten.

4. Approval of Agenda

Mr. Whitten asked if there were any changes to the Agenda.

There were none and Council gave consensus to present Workshop Agenda.

5. Public Opportunity on Council Proposition

Okaloosa County Commissioner Nathan Boyles, updated the Council on the construction on the County courthouse, a revised drawing of the former Piggly Wiggly site to include a footprint for a set of public restrooms, the final item he spoke on is the ongoing negotiations concerning the CRA District.

Mr. Whitten suggested for the meeting between the County Commissioners and the City Council on February 13th at Warrior's Hall. He then asked his Administrative Assistant, Ms. Gaillard to check on the availability so that plans can be made.

Discussion ensued on the related topics that Mr. Boyles spoke on.

Ms. Teresa Sue Jones, 48 Abby Road, Crestview Fl, an RV owner who addressed Council about the ordinance concerning recreational vehicles by suggesting that the City use a passage out of the County ordinance and to add to that ordinance for the purposes of the City. This would allow people to park those vehicles in their driveway.

6. Workshop items

a. Presentation of Environmental Center Plan

Mr. Whitten announced that he is a part of the Crestview Kiwanis Association but will not benefit from this presentation personally or financially and will not recuse himself from discussion or from making any decisions.

Mr. Jeff Morgan, the current President of the Crestview Kiwanis, presented to the Council the project of improving the John McMahan Environmental Center. Since 2014 the Kiwanis Club worked on various projects to the center since a partnership was formed with the City in 2014. At this time, the current state of building on the property is in sad shape, the building itself houses keepsakes and information that needs to be cataloged so those items will not be lost.

Mr. Morgan then proposed that with the funds that have been raised to improve the park that would include: to raze the current building and to build new one, bathrooms, restocking the pond with fish for free, fencing the property and adding playground equipment. The Kiwanis Club is ready to provide the funds for the playground their goal is to give a much-needed recreational area to those who live in that neighborhood.

Mr. Steele, Public Services Director stated that City has a Park Reserves Account. This account is funded when a developer builds in the City in that they are required to build a park within that development or pay the City money so that we can improve parks within the City limits. At this point there is enough in the account to make these improvements to the Environmental Center.

Mr. Cox inquired of the costs of demolition.

Mr. Steele answered that if given a consensus he would be able to give Council a concrete estimate of all the costs.

Discussion ensued.

b. Discussion of Ordinance for the Repeal and Replacement of Sections 102-537 and 102-538 concerning the Storage and Use of Recreational Vehicles

Ms. Gaillard, Growth Management Director read the existing verbiage for Sections 102-537 and 102-538: Sec. 102-537. - House cars and camp trailers used for living and sleeping purposes prohibited except in licensed trailer park. It shall be unlawful for any person to park and keep any house car or camp trailer which is commonly used for living or sleeping purposes upon any parcel

of land in the city except upon a regularly licensed public trailer park in the city. Sec 102-538. - Storage of camp trailers, other types of house trailers. A camp trailer, which is defined as a trailer of 24 feet and under in length, which is used primarily for camping purposes, may be stored on a parcel of land where a main dwelling is located thereon; provided, that the setback requirements and side yard requirements as provided by this chapter are complied with, and provided further that the city may issue a permit for storage of other type house trailers for a period of up to five days, but in either event, the camp trailer or house trailer may not be used for living or sleeping purposes nor have utility services connected thereto.

An Ordinance is required to amend Part II of the Code of Ordinances of Crestview, Florida, Chapter 102, Land Use Regulations, Article 22 Mobile and Manufactured Housing. The purpose of the Ordinance was to repeal of Section 102-537 House Cars and Camp Trailers Used for Living and Sleeping Purposes Prohibited Except in Licensed Trailer Park and Section 102-538 Storage Of Camp Trailers, Other Types Of House Trailers and to providing for the Addition of Section 102-537 Outside Storage of Recreational Vehicles and Section 102-538 Temporary Use of Recreational Vehicles; The purpose of this amendment is to provide for the orderly, safe, and effective parking of recreational vehicles within the residential districts of the City of Crestview. Furthermore, this amendment will bring the City of Crestview's Land Development Regulations into the present and allow for a more orderly and flexible means of protecting the public's health, safety, and general welfare in emergency situations.

Ms. Gaillard continued, this amendment will promote safe storage and operation of recreational vehicles within the City's residential districts; This amendment strikes a balance between what was previously permitted to occur in residential districts and the absence of any regulation concerning recreational vehicles. This amendment is in response to public outcry and concern and seeks to find a compromise between conflicting public interests; A public hearing has been conducted in accordance with 166.041 Florida Statutes by the Crestview Planning Board, sitting as the Local Planning Agency with its recommendations reported to the City Council; This document contains the recommendations from the LPA. This amendment is consistent with the adopted Comprehensive Plan and is in the best interest of the City of Crestview and its citizenry.

She then read the proposed code verbiage:

Proposed Code Verbiage: Sec. 102-537. – Outside Storage of Recreational Vehicles. (a) Applicability. The provisions of this Section for the storage of Recreational Vehicles designed as temporary living quarters for recreational, camping, or travel use which either has its own mode of power or is mounted on or drawn by another vehicle, van conversions, park trailers, fifth-wheel trailers, and other similar type vehicles, including trailers used to transport such vehicles, shall apply to all parcels within the City Limits of Crestview, Florida, that are assigned the Single Family Dwelling District Zoning.

Mr. Whitten asked if anyone had any questions or would like to discuss this section.

There was no response

Ms. Gaillard then read the next section:

(b) Purpose and Intent. The purpose of this Section is to regulate the outdoor parking and storage of Recreational Vehicles, as defined in 102-537(d). This Section is adopted in an effort to promote off street parking, safe vehicular traffic flow, to preserve peace and good order, to promote the aesthetic beauty of the community and to enhance the value of the property therein; and to promote the health, safety and general welfare of the citizens of the City of Crestview.

There were no comments on made.

Ms. Gaillard then read the next section:

(c) Generally. Recreational Vehicles, except as provided in section 102-538, which are used or intended to be used for living and sleeping purposes are prohibited except in licensed trailer and recreational vehicle parks.

Discussion ensued.

Ms. Gaillard continued to read the definitions:

d) Definitions. As used in this Section, the following terms have the meanings indicated: Recreational Vehicle - Any vehicle used for recreational purposes such as, over-sized vehicles, travel trailers, camping trailers, motorhomes, private motor coaches, any vehicle designed as temporary living quarters for recreational, camping, or travel use which either has its own mode of power or is mounted on or drawn by another vehicle, van conversions, park trailers, fifth-wheel trailers, and other similar type vehicles. Yard, Front – That area between the front building line and the front property line. The Front Yard is established by the greatest extent of the building face not to include any eaves, windows, ledges, stairs, stoops, columns or any other structural encroachments into the yard area. (See Figure 102-537.1.) Yard, Rear - That area between the rear building line, otherwise known as rear façade or face and the rear lot line, bounded on both sides by the side property lines. Yard, Side – That yard area which is not considered to be a Front or Rear Yard. Generally, that area between the front and rear building lines bounded by the side property line.

Discussion ensued relative to yard sizes and how to make this readable for the average person.

Ms. Gaillard continued to read:

(e) Outside storage of Recreational Vehicles. 1. Outside storage of recreational vehicles shall be prohibited within the Front Yard.

Mr. Whitten stated that he did not agree with the prohibition that stated an RV could not be parked in the front yard or driveway.

Discussion ensued.

Mr. Whitten asked Council can we agree to omit the first sentence in section D.

Council gave consensus to remove that sentence.

Ms. Gaillard continued to read:

2. Recreational Vehicles shall not be lived in, slept in, or otherwise used as a residence or for residential or commercial purposes to include storage, except as provided in Sec. 102-538(emergency temporary use).

Mr. Faircloth suggested not having any type of water or sewage hook-up available to a parked RV, to keep people from residing in them.

Discussion ensued.

Ms. Gaillard continued to read:

3. Recreational Vehicles shall not be connected to any water or sanitary sewer line, or apparatus, except as provided in Sec. 102-538.

Discussion ensued.

Ms. Gaillard continued to read:

4. One Recreational Vehicle may be stored in any rear or side yard in a Single-Family Dwelling District Zoning, provided such Recreational Vehicle shall:

Ms. Gaillard noted that the wording will be changed to reflect front yard.

Discussion ensued.

Ms. Gaillard stated that by having the wording to reflect the yard of a Single-Family Dwelling encompasses the front, back and side yards on that one parcel.

Discussion ensued.

Ms. Gaillard continued:

a. Be screened from public view by a six (6) foot tall privacy fence or other approved screening apparatus.

Discussion ensued.

Council gave a consensus to strike a.

Ms. Gaillard continued:

b. Be stored parallel to and immediately adjacent to the main structure if stored in the Side Yard;

Discussion ensued.

Council gave consensus to remove b.

The Workshop was adjourned by Mr. Whitten at 6:31 pm for a bathroom break.

Mr. Whitten called the Workshop back in session at 6:34 pm.

Ms. Gaillard continued:

c. Be set back a minimum of three (3) feet from the rear or side property line.

Discussion ensued.

Council instructed Ms. Gaillard to just property line.

Ms. Gaillard continued:

d. Any electrical service connection to a recreational vehicle shall be done in a lawful, safe and secure manner in accordance with the manufacturer's specifications and applicable Florida Building Code.

Ms. Gaillard continued:

5. The provisions of this section are not intended to nor shall they be interpreted as in any way preempting the requirements of any private agreement and/or covenant.

Ms. Gaillard continued:

(f) Permit Requirements. 1. Prior to the placement of any fencing or screening, a Building Permit may need to be obtained from the City of Crestview.

Mr. Hayes suggested striking this.

Ms. Gaillard stated that it is covered in other codes dealing with fencing.

Ms. Gaillard continued:

2. Prior to the addition of any water proof, impermeable or impervious surface, a Building Permit must be obtained from the City of Crestview.

Discussion ensued.

Ms. Gaillard continued:

Sec. 102-538. Temporary Use of Recreational Vehicles. (a) Emergency Temporary Use. Recreational vehicles designed as temporary living quarters for recreation, camping, or travel use which either has its own mode of power or is mounted on or drawn by another vehicle, such as park trailers, fifth-wheel trailers, and other similar type vehicles, may be temporarily used for residential purposes in the event of a flood, fire, or other natural disaster which leaves the main dwelling uninhabitable, provided the following requirements are met:

Mr. Whitten asked if this would cover out of town relatives that come due to a natural disaster.

Ms. Gaillard stated that 530A goes hand in hand with our FEMA ordinance that's waiting in the wing to be passed.

Ms. Gaillard continued:

1. The parcel must be located within the Single-Family Dwelling District Zoning;
2. Prior to the occupancy of a Recreational Vehicle, a Temporary Use Permit, which allows the Recreational Vehicle to be temporarily used in a residential capacity, must be obtained from the City of Crestview;
3. The Temporary Use Permit is valid for 180 consecutive days, however, if the continuation of the construction elements is necessary for the structure to return to acceptable condition and there is a valid, open building permit for the construction activities, the Temporary Use of the Vehicle may be continued via new permit or an extension of permit.

Discussion ensued on number 3.

Mr. Faircloth would like for a 90-day extension to be articulated in that after the initial permit.

Ms. Gaillard noted that it would either a new permit issued or an extension of the existing permit for only 90 days.

Ms. Gaillard continued:

4. The Recreational Vehicle shall be fully licensed and ready for highway use;
5. Any electrical service connection to a recreational vehicle shall be done in a lawful, safe and secure manner in accordance with the manufacturer's specifications and applicable Florida Building Code;
6. Recreational Vehicles must be pumped out by a Florida licensed and bonded wastewater hauler or taken to a fully licensed wastewater receiving station. Under no circumstance, shall connection be made to any sanitary sewer service or any disposal of wastewater be disposed of in a manner inconsistent with this Code of Ordinances and Florida law.

Discussion ensued.

Ms. Gaillard continued:

(b) The provisions of this section are not intended to nor shall they be interpreted as in any way preempting the requirements of any private agreement and/or covenant.

Mr. Whitten asked if there were any additional comments from Council.

There were none.

Mr. Whitten asked Ms. Gaillard when she would have this ready for a First Reading.

Ms. Gaillard stated that she would probably try for the first meeting in February.

Mr. Whitten thanked her for the work on this project.

7. Comments from the Audience

Mr. Steven Strom, 139 Villacrest Drive, Crestview FL, asked that when a person needs to occupy the RV in a weather emergency, who would they see to issue that permit, so they are not in violation.

Ms. Teresa Sue Jones, 48 Abby Road, Crestview Fl, commended Council on the workshop.

Mr. Cal Zethmayr, WAAZ, 506 West 1st, Crestview Fl, stated that item 5 provides for electrical and if they are living in it would they not need drinking water. Should there be a sentence to convey that they can connect to the water.

Discussion ensued to Mr. Zethmayr's comment.

Ms. Gaillard stated that the water connection to a utility can be added in 102-538. You can add the sewer but you can add the water.

Council gave consensus for this to be added.

Discussion ensued.

8. Adjournment

This meeting was adjourned by Mr. Whitten at 7:47 p.m.



Elizabeth M. Roy
City Clerk



J B Whitten
Council President

Minutes approve this 12th day of March, 2018.