

**City Council Special Meeting**  
**February 26, 2018**  
**5:30 PM**  
**Council Chambers**

The Regular Meeting of the Crestview City Council was called to order at 5:30 P.M. Members present were: President J.B. Whitten, Vice President Bill Cox, Shannon Hayes, Joe Blocker, and Doug Faircloth. Also present were the honorable Mayor David Cadle, City Clerk Elizabeth Roy, City Attorney Ben Holley, department heads and members of the press.

**REGULAR AGENDA**

**1. Called to Order**

This meeting was called to order by Mr. Whitten at 5:30 p.m.

**2. Pledge of Allegiance**

The pledge was lead by Mr. Cox.

**3. Open Policy making and legislative session**

**4. Approval of Agenda**

Mr. Whitten asked if there were no objections to the Agenda, for action by Council.

A motion made by Mr. Blocker to approve the Agenda with no changes. Seconded by Mr. Hayes with 5 yeas from Mr. Blocker, Mr. Hayes, Mr. Whitten, Mr. Cox, Mr. Faircloth with 0 nays, motion carried.

**5. Public Opportunity on Council Proposition**

6. Items to be presented:

a. **Ordinance 1639- Annexation of 100 +/- acres located in Section 30, Township 3 North, Range 23 West, Okaloosa County- First Reading**

President Whitten asked the City Clerk to read Ordinance 1639.

The City Clerk stated, "Ordinance 1639 reads by title,

**ORDINANCE NO. 1639**

**AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, 100± ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 30, 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 REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

This is the First Reading of Ordinance 1639."

President Whitten asked for Staff Reports.

Ms. Gaillard, Growth Management Director stated, on the request of the City Council, has submitted the applications requesting annexation into the jurisdictional limits of the City of Crestview, filing of a conventional plan amendment to the Comprehensive Plan and the assignment of the zoning designation for the 100± acres, situated in Section 30, Township 3 North, Range 23 West, Okaloosa County, Florida. There are three parcels and two road ways involved in this particular property.

The application requests that the assignment of Public Lands (PL) Future Land Use Category and Public (P) District Zoning designation be placed on the property being annexed. A portion of site has developed as part of the adjacent sanitary sewer treatment facility, together with the infrastructure for same. Currently, future development of a gun range for the Crestview Police Department is being planned for the eastern 20 acres west of Retta Lane. The Facility shall be served with City of Crestview Utilities for potable water, sanitary sewer and garbage services. The property lies within Flood Zone X, which is an area determined to be outside the 500-year floodplain, as per the FIRM Panel Number 12091C0255H, dated 2-6-02.

President Whitten then asked for action by Council.

A motion made by Mr. Blocker to adopt Ordinance 1639 on First Reading and move to Second Reading. Seconded by Mr. Cox with 5 yeas from Mr. Blocker, Mr. Cox, Mr. Whitten, Mr. Faircloth, Mr. Hayes with 0 nays, motion carried.

**b. Ordinance 1640- Annexation of 2.7 +/- acres located in Section 4, Township 3 North, Range 23 West, Okaloosa County- First Reading**

President Whitten asked the City Clerk to read Ordinance 1640.

The City Clerk stated, "Ordinance 1640 reads by title,

**ORDINANCE NO. 1640**

**AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, 2.7± ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 4, 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 REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

This is the First Reading of Ordinance 1640."

President Whitten asked for Staff Reports.

Ms. Gaillard, Growth Management Director stated that City of Crestview Growth Management, on the request of the City Council, has submitted the applications requesting annexation into the jurisdictional limits of the City of Crestview, filing of a small-scale plan amendment to the Comprehensive Plan and the assignment of the zoning designation for the 2.7± acres, situated in Section 4, Township 3 North, Range 23 West, Okaloosa County, Florida. The parcel to be annexed is contiguous to the City Limits on the western boundary, being adjacent to and developed as a part of Spanish Trail Park. It is utilized as part of the grass parking area and a stormwater retention pond for the Park. The current Okaloosa County future land use classification for this parcel is Low Density Residential (LDR) and it carries the Residential - 1 (R-1) zoning designation.

The application requests that the assignment of Public Lands (PL) Future Land Use Category and Public Lands (P) District Zoning designation be placed on the property being annexed. Currently, no plans exist to further develop the site. The property was developed as a part of the adjacent Spanish Trail Park, with improvements including retention pond and boundary fencing. The property lies within Flood Zone X, which is an area determined to be outside the 500-year floodplain, as per the FIRM Panel Number 12091C0170H, dated 2-6-02.

President Whitten asked for action by Council.

A motion made by Mr. Blocker to adopt Ordinance 1640 on the First Reading and move to Second Reading. Seconded by Mr. Hayes with 5 yeas from Mr. Blocker, Mr. Hayes, Mr. Cox, Mr. Whitten, Mr. Faircloth with 0 nays, motion carried.

**c. Ordinance 1641- Annexation of 0.50 acres located in Section 20, Township 3 North, Range 23 West, Okaloosa County, First Reading**

President Whitten asked the City Clerk to read Ordinance 1641.

The City Clerk stated, "Ordinance 1641 reads by title,

**ORDINANCE NO. 1641**

**AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, 0.50± 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 REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

This is the First Reading of Ordinance 1641."

President Whitten asked for Staff Reports.

Ms. Gaillard, Growth Management Director stated that a petition was submitted by Armando T. Borbon Jr and wife, Virginia R. Borbon, property owners, of the parcel described in the Warranty Deed recorded in OR Book 3220, page 3866, of the Public Records of Okaloosa County, Florida, and being identified by Parcel Tax I. D. 20- 3N-23-0000- 0155-0010, located at 220 Duggan Avenue, Okaloosa County, Florida, for water service on July 27, 2017. The City of Crestview hereby concludes that said property lies within the water service territory of the City; the property is contiguous to the corporate limits of the City of Crestview. The executed Petition and Agreement allows for the annexation. Also, the water concurrency and availability is sufficient on behalf of City to meet the demands of the petitioner as provided for in the Crestview Comprehensive Plan. The Council passed Resolution 17-12 on August 14, 2017, which allow for the out of City water service to be provided. No items of protests against the Resolution were submitted during the period provided for public protest. The Petitioner has paid the utility fees associated with the cost of providing water to the property and as per the executed the Municipal Services Agreement, has submitted application and payment for the annexation, comprehensive plan amendment and rezoning of the property.

President Whitten asked for action by Council.

Discussion ensued.

A motion made by Mr. Blocker to adopt Ordinance 1641 on the First Reading and move to the Second Reading. Seconded by Mr. Cox with 5 yeas from Mr. Blocker, Mr. Cox, Mr. Whitten, Mr. Faircloth, Mr. Hayes with 0 nays, motion carried.

**d. Ordinance 1642- Annexation of 53 +/- acres located in Section 35 & 36, Township 3 North, Range 23 West, Okaloosa County- First Reading**

President Whitten asked the City Clerk to read Ordinance 1642.

The City Clerk stated, "Ordinance 1642 reads by title,

**ORDINANCE NO. 1642**

**AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, 63± ACRES OF CONTIGUOUS LANDS LOCATED IN SECTIONS 35 AND 36, 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 REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

This is the First Reading of Ordinance 1642."

President Whitten asked for Staff Reports.

Ms. Gaillard, Growth Management Director stated that applications for annexation, conventional comprehensive plan amendment and rezoning have been submitted by Thomas Lewis Young, as trustee of the Thomas Lewis Young Revocable Trust, property owners, of 40 acres located on Garrett Pit Road. The property owners plan to develop a single family residential home subdivision to be known as Cherry Brooke. The property is contiguous to the corporate limits of the City and therefore eligible to be considered for annexation. In discussion with Public Services, the water and sanitary sewer is available and is sufficient to meet the demands of the new development. The demand for affordable single-family homes is on the rise in Crestview. Phase 1 of the Cherry Brooke Development will provide approximately one hundred homes.

Mr. Cox asked if Garrett Pit Road is subject to City or County maintenance.

Ms. Gaillard answered that the County will had Garrett Pit Road to the County Road Maintenance system so that it will be a regular County maintained road.

Mr. Hayes asked for clarification with the 53 +/- acres.

Ms. Gaillard answered there needs to be a clarification because they are only on 40 acres but when that information was received the advertisement had already been submitted for publication. It can be corrected for another First Reading during the March meeting.

Discussion ensued.

President Whitten instructed to resubmit this ordinance with the correct acreage.

**e. Ordinance 1643- Annexation of 1.5 +/- acres located in Section 32, Township 3 North, Range 23 West, Okaloosa County- First Reading**

President Whitten asked the City Clerk to read Ordinance 1643.

The City Clerk stated, "Ordinance 1643 reads by title,

**ORDINANCE NO. 1643**

**AN ORDINANCE ANNEXING TO THE CITY OF CRESTVIEW, FLORIDA, 1.50± ACRES OF CONTIGUOUS LANDS LOCATED IN SECTION 32, 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 REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

This is the First Reading of Ordinance 1643."

President Whitten asked for Staff Reports.

Ms. Gaillard, Growth Management Director stated, Panhandle Preschools, LLC, by Shawn Riley, Managing Member, has submitted the applications requesting annexation into the jurisdictional limits of the City of Crestview, filing of a small scale plan amendment to the Comprehensive Plan and the assignment of the zoning designation for the 1.36 acres as required per the Out of City Municipal Services Agreement and Resolution 15-10. The property is situated in the southwest quadrant of the intersection of John King Road and Live Oak Church Road. The parcel is situated in Section 32, Township 3 North, Range 23 West, Okaloosa County, Florida and is identified under Parcel Identification Number 32-3N-23-0000-0024-0000 in the Public Records of Okaloosa

County. The parcel to be annexed is contiguous to the City Limits on the northern and western boundaries and a portion of the southern and eastern boundaries. The current Okaloosa County future land use classification for this parcel is Mixed Use (MU) and it carries the Mixed Use (MU) zoning designation.

The application requests that the assignment of Commercial (C) Future Land Use Category and Commercial (C-1) District Zoning designation be placed on the 1.36 acres being annexed. The site is fully developed with a 8950 SF facility for daycare services, together with the parking and infrastructure for same. Currently, it is occupied by the Childcare Network Daycare. The Facility shall be served with City of Crestview Utilities for potable water, sanitary sewer and garbage services. The property lies within Flood Zone X, which is an area determined to be outside the 500-year floodplain, as per the FIRM Panel Number 12091C0255H, dated 2-6-02.

Discussion ensued.

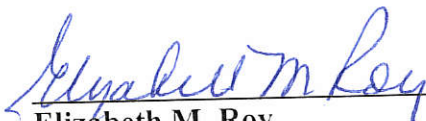
President Whitten asked for action by Council.

A motion made by Mr. Cox to adopt Ordinance 1643 on First Reading and move to Second Reading. Seconded by Mr. Hayes with 5 yeas from Mr. Cox, Mr. Hayes, Mr. Whitten, Mr. Faircloth, Mr. Blocker, with 0 nays, motion carried.

**7. Comments from the Audience**

**8. Adjournment**

This meeting was adjourned by Mr. Whitten at 6:00 p.m.

  
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Elizabeth M. Roy  
City Clerk

  
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JB Whitten  
Council President

Minutes approve this 14 day of May, 2018.