

# PLANNING & ZONING BOARD (LPA) MAY 15, 2018

## Planning & Zoning Board Committee

Members Present	Members Absent	Staff	Visitors
Ellis Conner	Rodney Salisbury	Teresa Gaillard	Matt Zinke
James Skinner	Michael Carroll	Trae Duley	
Malcom Haynes			
Alton Jones			
<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. Jones at 6:00 p.m.

**2. APPROVE Minutes from April 24, 2018.**

Mr. Conner made a motion to approve the minutes from the April 24, 2018 meeting and Mr. Skinner seconded. All voted in favor.

**3. REVIEW DR Horton proposes to construct Iron Horse Townhomes, Phases 2 thru 4, 130 units total on Redstone Avenue (PIN # 21-3N-0000-0017-0030). Jenkins Engineering is the Authorized Agent for the project, Matthew Zinke, PE, is the Project Engineer (LPA 18-17).**

Mr. Duley presented the details of the project as follows:

1. The area has recently been changed to reflect a Future Land Use of Medium Density Limited Residential and rezoned to R-2.
2. Phase 2 traffic will have access from Broadsword Lane.
3. Phase 3 traffic will have access from Longsword Drive
4. Phase 4 traffic will access Redstone Avenue with two connections, creating a loop drive.
5. Each lot will have its own parking.
6. Mailbox clusters will be provided at the end of each road.
7. Sidewalks are planned on the interior of each phase as well as along Redstone Avenue.
8. LED street lighting will be installed, both inside the development and along Redstone Avenue.
9. The entire site will be graded and retaining walls constructed. Silt fences and hay bales will also be used to protect the site during construction.
10. Stormwater for each phase will be treated in retention basins.
11. Sanitary sewer will be provided by an 8" PVC gravity feed pipe.
12. New fire hydrants will be installed.
13. Road names have been approved by Okaloosa County 911.
14. A revised Traffic Operational Analysis of the intersection of Redstone Avenue at SR 85 and at Brookmeade Drive has been received, reviewed, and is approved; the existing turn lanes will be required to be extended from 273' length existing to 440' noted in the revised TOA; plans for the extension must be submitted to the City for approval.
15. Comments made by the Fire Department have been addressed.
16. Staff recommends approval.

Mr. Conner made a motion to approve and Mr. Skinner seconded. All voted in favor.

**4. CONSIDER** other business as necessary.

Ms. Gaillard stated that the research for the right-of-way vacation of Mapoles Street will be completed by the next meeting.

**5. PUBLIC** comments and questions.

No public in attendance.

**6. ADJOURN**

Mr. Haynes made a motion to adjourn.

The meeting adjourned at 6:14 p.m.

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**Secretary**

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**Chairman/Vice Chairman**