



**FREEPORT PLANNING BOARD**  
**December 7, 2005 Meeting Minutes**  
**7:00 p.m. / Freeport City Hall Council Room**

Members present: Earnest Nettles (Chairman), Boots McCormick, Bud Day, , Tim Stone (Ex Officio/Eglin AFB Encroachment Office). Absent: Mitch Block, Jerry Griffith.

Staff Present: Clayton Adkinson (City Attorney), Latilda Henninger (City Planner), and Brook Jackson (Planning Board Secretary).

**I. Meeting Called to Order/ Invocation and Pledge of Allegiance**

The meeting was called to order by Chairman Nettles with invocation by McCormick, and the Pledge of Allegiance.

**II. Minutes of November 2, 2005 Read/Approved**

*Motion by McCormick to approve the November 2, 2005 Planning Board Meeting Minutes as corrected. Second to motion by Day. All ayes; motion carried.*

**III. Items before the Board**

**A. Legislative Items**

**1. City of Freeport LSA /ReZoning**

Applicant: City-sponsored amendment

Parcel Number(s): Area 1: 15-1S-19-23040-006-001/0020/0040/0060 and 008-0100/0101

Area 2: 15-1S-19-23040-023-0090 / 000-0060 / 019-0030 / 000-0031 / 019-0020 / 019-0010 / 006-0111 / 006/0112 / 004-0040 / 004-0010 / 004-0070 / 004-0110 / 004-0150 / 000-0010 / 003-0040 / 022-0100 and 15-1S-19-23045-000-00A0 / 00D0 / 00E0 / 00G0 / 00L0, except those portions within the Conservation Land use/Zoning districts.

Acreage: 19.6 plus PB addition of 1.05 acres (Williams & Blizzard) for total of 20.65 acres

Location: Area 1: in and around the intersection of Madison Street and Tyler Street  
Area 2: South of Jackson Street and East of E Bay Loop Road

Request: Area 1:  
Current FLUM designation: Established Residential (ER)  
Proposed FLUM designation: Mixed Use (MU)  
Current Zoning designation: High Density Residential (R-3)  
Proposed Zoning designation: Residential Commercial (RC)

Area 2:  
Current FLUM designation: Established Residential (ER)  
Proposed FLUM designation: Mixed Use (MU)  
Current Zoning designation: High Density Residential (R-3)  
Proposed Zoning designation: Residential Commercial (RC)

Staff recommendation: Approval with the requested additions of the Williams property and Blizzard property, and inclusion of this item in the City's next Large Scale Amendment and the next update of the Freeport Land Development Code.

*Motion by McCormick to recommend approval of the staff recommendation and inclusion of this item in the City's next large Scale Amendment and the next update of the Freeport Land Development Code. Second to motion by Day. All ayes; motion carried.*

## **2. Transportation Concurrency Update Amendment**

Planner Henninger presented a memorandum to the Planning Board outlining the City's 3-prong approach to alleviating traffic capacity concerns:

- A. Fair Share Traffic Impact Ordinance (to be reviewed and approved prior to December 2006 to comply with Senate Bill 360)
- B. Advocacy with the Governor's office for negotiations with FDOT to facilitate a 4-lane 331 Bypass instead of the currently planned 2-Lane Bypass.
- C. Amendment of the functional classifications of roadways within the City of Freeport consistent with the functional classifications adopted by the Okaloosa Walton TPO.

Henninger presented proposed changes to the Freeport Comprehensive Plan and the Freeport Land Development Code regarding functional classifications of roadways and requested a motion to recommend approval of the proposed changes and inclusion in the next City Large Scale Amendment and update to the City's Land Development Code.

*Motion by Day to recommend approval of the proposed amendment to the transportation concurrency functional classification to be consistent with the Okaloosa Walton TPO standards, and inclusion of this item in the City's next large Scale Amendment. Second to motion by McCormick. All ayes; motion carried.*

*All participants giving testimony on quasi-judicial items sworn by Adkinson.*

## **B. Quasi-Judicial Items**

### **3. Freeport Truss and Lumber Office**

Applicant: Kevin Logan/Freeport Truss/Lumber Company

Project Summary: 5,916 sf office to replace office that was removed

Location: W side of 331 S, ½ mile south of SR 20

Parcel Number(s): 23-1S-19-23000-001-0100/0031/0102

Future Land Use category: MU (Mixed Use)

Zoning Category: C-1 (General Commercial)

Staff Recommendation: Approval

Project presented by: John Henderson/Henderson Engineering

Comments from Audience: None

Correspondence Received: None

*Motion by Day to recommend approval. Second to motion by McCormick. All ayes; motion carried.*

### **4. Freeport Family Chiropractic Clinic**

Applicant: Kenneth Laird

Project Summary: 1,496 sf Medical office with one (1) upstairs apartment on .3 acre lot

Location: W side of Washington St. directly south of and adjacent to the Clary Glenn Funeral Home

Parcel Number(s): 15-1S-10-23040-009-0060

Future Land Use category: C (Commercial)

Zoning Category: C-2 (High Intensity Commercial)

Staff Recommendation: Approval subject to resolution of any outstanding engineering issues.

Project presented by: Marvin Collier

Comments from Audience: None

Correspondence Received: None

*Motion by Day to recommend approval subject to resolution of any outstanding engineering issues. Second to motion by McCormick. All ayes; motion carried.*

## **5. Riverwalk PDP Master Plan**

Applicant: Jerry Miller/Riverwalk Freeport

Project Summary: 450 single-family lots, 45 multi-family, 20,000 sf retail and services on 178 acres

Location: West and adjacent to Freeport Truss Company, west of US 331, south of SR 20

Parcel Number(s): 22-1S-19-23000-015-000-0031

Future Land Use category: LDR (Low Density Residential)

Zoning Category: R-1 (Low Density Residential)

Staff Recommendation: Approval

Project presented by: Chance Powell/Preble-Rish

Comments from Audience: None

Correspondence Received: None

*Motion by Day to recommend approval of the Riverwalk PDP. Second to motion by McCormick. All ayes; motion carried.*

## **6. Riverwalk PDP Phase One**

Applicant: Jerry Miller/Riverwalk Freeport

Project Summary: 276 dwelling units on 105 acres

Location: West and adjacent to Freeport Truss Company, west of US 331, south of SR 20

Parcel Number(s): 22-1S-19-23000-015-000-0031  
Future Land Use category: LDR (Low Density Residential)  
Zoning Category: R-1 (Low Density Residential)  
Staff Recommendation: Approval  
Project presented by: Brett Smith (Ragan-Smith)  
Comments from Audience: None  
Correspondence Received: None

*Motion by Day to recommend approval. Second to motion by McCormick. All ayes; motion carried.*

### **7. Hammock Bay Pod 8**

Applicant: Jay Odom/Freeport 860 LLC  
Project Summary: Phase of Hammock Bay PDP Phase II; 106 lots on 41.67 acres  
Location: West from City Hall on SR 20 2 miles to Hammock Bay boulevard entrance; south into project on Great Hammock Bend  
Parcel Number(s): 17-1S-19-23000-000-0000  
Future Land Use category: RV (Rural Village)  
Zoning Category: RV (Rural Village)  
Staff Recommendation: Approval  
Project presented by: Jack Rhodes/Hammock Bay CCD  
Comments from Audience: None  
Correspondence Received: None

*Motion by Day to recommend approval. Second to motion by McCormick. All ayes; motion carried.*

### **8. Hammock Bay Pod 9**

Applicant: Jay Odom/Freeport 860 LLC

Project Summary: Phase of Hammock Bay PDP Phase II; 125 lots on 39.95 acres

Location: West from City Hall on SR 20 2 miles to Hammock Bay boulevard entrance; south into project on Great Hammock Bend

Parcel Number(s): 17-1S-19-23000-000-0000

Future Land Use category: RV (Rural Village)

Zoning Category: RV (Rural Village)

Staff Recommendation: Approval

Project presented by: Jack Rhodes/Hammock Bay CDD

Comments from Audience: None

Correspondence Received: None

*Motion by Day to recommend approval. Second to motion by McCormick. All ayes; motion carried.*

### **C. Other**

Henninger informed the Planning Board and the Audience that there would not be a 2<sup>nd</sup> City Council Meeting in December and that the above items would be placed on the January 10, 2006 City Council Agenda.

Henninger asked the Planning Board to set a date for a workshop on the results of the Freeport Design Charrette results. The Board set a date of Thursday, January 5 or January 11, 2006, 7:00 pm in the Anchor Room of the Freeport Community Center.

### **IV. Adjournment**

*Motion by Day to adjourn. Second to motion by McCormick. All ayes; motion carried.*

*Meeting Adjourned.*

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*Planning Board Chairman*