



FREEPORT PLANNING BOARD

March, 2007 Regular Meeting Minutes

The meeting convened at 7:00 p.m. in the City Council Meeting Room of the Freeport City Hall. Members present: Ronnie Brannon, Bud Day, Earnest Nettles. Ex-Officio Members present: Brian Brown (Eglin AFB), Tom Blackshear (Walton Co. School District). Members absent: Susie Merrill, Dwayne Davis. Staff present: Clay Adkinson (Board Attorney) and Latilda Henninger (City Planner).

I. Meeting Called to Order

The meeting was called to order by Chairman Nettles.

II. Invocation and Pledge of Allegiance

The invocation was given by Vice-Chairman Day, followed by the Pledge of Allegiance.

III. Minutes of February 7, 2007 Regular Meeting and February 12, 2007 Continuation of February 7, 2007 Regular Meeting Read/Approved

The February 7, 2007 Regular Planning Board Meeting Minutes from February 7, 2007 and February 15, 2007 Meeting Minutes were read.

Brannon motioned to accept the February 7, 2007 Regular Planning Board Meeting Minutes from February 7, 2007 and from February 15, 2007. Day seconded the motion. All ayes; motion carried.

Henninger informed the Board that she had received a resignation letter from Susie Merrill and from Bud Day, resigning their positions on the Planning Board. Henninger stated that the affected City Council members had been notified and were considering replacements.

IV. Items before the Board

A. Legislative

1. Freeport Plantation LLC Large Scale Amendment/ReZoning Application 2007 LSA-01-01 /Z-07-01-02; Parcel 14-1S-19-23000-012- 0030 (343 ac.)

Amendment Summary: 343.01 acres within Section 14 Township 1 South Range 19 West., located on either side of the US 331 Bypass, just north of the SR 20/US 331 intersection. Current Future Land Use designations: Rural Development and Conservation. Proposed Future Land Use designations: Urban Development



and Conservation. Current Zoning Designations: Rural Residential and Conservation. Proposed Zoning Designations: High Intensity Commercial and Conservation.

Staff Recommendation: Approval based on information provided.

Project Representatives:

Tom Beck, representing Freeport Plantation, gave an overview of the amendment proposal

Buddy Runnels, owner/partner of Freeport Plantation, discussed the potential commercial, medical and residential facilities tentatively master-planned for the site.

Matt Parker, engineer and representative for Freeport Plantation, discussed the streetscape, landscaping and preliminary project design.

Board Discussion:

Blackshear gave Beck a written overview of school concurrency calculation (not circulated to board nor made part of the record).

Adkinson cautioned the Planning Board that conceptual plans could not be used as amendment justification; they were information only.

Brannon stated concern that the project had so much residential density in the proposal that all the traffic capacity would be used up and prevent anyone else from developing.

Henninger stated that any project which exceeded capacity would be required to utilize Proportionate Fair Share per the City's adopted ordinance.

Board Action: Day motioned to recommend approval of the amendment as presented. Motion died for lack of a second. The Board discussed the potential development impacts. Day motioned to recommend approval of 2007 LSA-01-01/RZ-07-02 as presented. Brannon seconded the motion. All ayes; motion carried.

2. Freeport Plantation LLC Large Scale Amendment/ReZoning Application 2007 LSA-02-01 /Z-07-03; Parcel 36-1N-19-17000-002-0000 (160 ac.)



Amendment Summary: This request is a result of a December 12, 2006 annexation. 160 acres within Section 36 Township 1 North Range 19 West, located on the east side of the 331 Bypass, approximately 2.8 miles north of Highway 20. Current Future Land Use category: "Estate Residential" (county). Proposed Future Land Use category: Urban Development and Conservation. Current Zoning classification: none. Requested Zoning category: High Intensity Commercial, Conservation and Light Industrial.

Staff Recommendation: Approval based on information provided

Project Representative:

Tom Beck, representing Freeport Plantation, gave an overview of the amendment proposal

Buddy Runnels, owner/partner of Freeport Plantation, discussed the potential commercial, medical and residential facilities tentatively master-planned for the site

Al Wenstrand, representing Great Northwest, addressed the economic benefit to the City and the County with the development of the technology park.

Bob Apgar, attorney and representative of Freeport Plantation, discussed the broad issues stated by Northwest Florida Water Management District in their 2/22/07 letter, and the conservation measures to be utilized by the developer.

Correspondence Received:

Letter received from William O. Cleckly of Northwest Florida Water Management District advising of management activities to the east of this property and the need to advise future property owners of the District's activities. And provide adequate buffering and separation.

Board Action: *Day motioned to recommend approval of 2007 LSA-02-01/RZ-07-03. Brannon seconded the motion. All ayes; motion carried.*

3. JLD Freeport Investments ReZoning Application; Z-07-04; Parcel 35-1N-19-17000-001-0050 (12.68 ac.)

Amendment Summary: Parcel 35-1N-19-17000-001-0050, 12.68 acres located on the east side of N US 331, approximately 4 miles north of Highway 20, about 1,500 feet south of Bulldog Road. Current Zoning category: Residential Commercial. Proposed Zoning category: Light Industrial.



Staff Recommendation: Approval based on the information provided.

Project Representative: Buell Cobb of Owl's Head

Board Action: *Brannon motioned to recommend approval of RZ-07-04. Day seconded the motion. All ayes; motion carried.*

All those speaking regarding any quasi-judicial item will be sworn at this time.

B. Quasi-Judicial

4. Dyell Lot Split Application; Parcel 23-1S-19-23020-00B-0070

Project Summary: Proposed lot split of Lot 7 Block B of Mallard Creek Unrecorded Subdivision, a .68 acre lot located on the NE corner of West Mallard Creek Drive and Hummingbird Court. Current FLU/Zoning: LDR/R-1

Staff Recommendation: Approval

Project Representative: Jon Dyell

Board Action: *Brannon motioned to recommend approval of the Dyell Lot Split as presented. Day seconded the motion. All ayes; motion carried.*

5. Kylea Palms; Parcel 10-1S-19-23000-018-0010

Henninger informed the Board that the engineer for the project had contacted her and requested that the project be tabled.

Day motioned to table Kylea Townhomes. Brannon seconded the motion. ALL ayes; motion carried.

6. Summit Freeport Commercial; Parcel 14-1S-19-23000-005-0000

Project Summary: Summit Development Group LLC proposed the development of Parcel 14-1S-19-23000-005-0000, a .51 acre parcel located on the west side of South US 331, approximately 725 feet south of the 331/20 intersection. The developer proposed 8,000 square feet of retail/office complex w/ upstairs inventory storage.

City Engineer Approval: January 15, 2007

City Planner Approval: February 16, 2007



Project Representative: Darrel Barnhill

Barnhill noted that the dumpster location requested by Dayco was being incorporated into the site plan. Barnhill requested that the owners be allowed to construct the sidewalk on FDOT right-of-way, that FDOT wanted the sidewalk on their right-of-way.

Board Discussion:

Barnhill was asked for documentation of FDOT's request. Barnhill stated that he had none.

Adkinson and Henninger agreed that there was not enough information to warrant moving any part of the development project off-site.

Board Action: *Brannon motioned to recommend approval of the project as is with the sidewalk shown on the developer's property. Day seconded the motion. All ayes; motion carried.*

7. Damico LLC/ Parcel 35-1N-19-17000-001-0024

Project Summary: Damico LLC proposed the development of Parcel 35-1N-19-17000-001-0024, a 2.89 acre site located within the EDC Industrial Park, the site being located on the NW corner of Bulldog Road and Nick Wilson Drive, 1320 feet east of N US 331. The proposal is 19,310 square feet of office/warehouse/manufacturing in 3 buildings. The specific planned use is heavy equipment brake re-lining.

City Engineer Approval: February 23, 2007

City Planner Approval: January 18, 2007

Project Representative: Darrell Barnhill

Board Action: *Day motioned to recommend approval as presented. Brannon seconded the motion. All ayes; motion carried.*

V. Adjournment

Brannon motioned to adjourn. Day seconded the motion. All ayes; meeting adjourned.

Planning Board Chairman