



FREEPORT PLANNING BOARD
September 3, 2008 Meeting Minutes

The Freeport Planning Board Regular Meeting convened at 7:00 p.m. in the Council Room of the Freeport City Hall located at 112 Highway 20 West in Freeport, Florida.

Board Members present: Earnest Nettles, Jan Hooks (Chair), Elizabeth Brannon, Ronnie Brannon, Mark Martin (Vice-Chair).

Ex-Officio Members present: None

Staff present: Latilda Henninger AICP (City Planner), Clay Adkison Esq. (Board Attorney), Ben Greenslait (City Fire Chief)

A. Meeting Called to Order

The meeting was called to order by Chair Hooks, with a welcome to those in the audience.

B. Invocation / Pledge of Allegiance

The invocation was given by E. Brannon, followed by the Pledge of Allegiance to the American Flag.

C. Minutes of August 6, 2007 Regular Meeting Read/Approved

The August 6, 2008 Regular Meeting Minutes were read. *Motion by Nettles to accept the minutes as read. Second to motion by Martin. All ayes' motion carried.*

D. Items before the Board

Attorney Adkison stated for the record that Items #1 and #8 were legislative items. The remainder of the items scheduled for review was quasi-judicial. The meeting was being conducted as a quasi-judicial hearing. All those speaking regarding any item were sworn at this time.

1. JLAB, LLC Small Scale Amendment SSA-08-01 (2 ac.+/-)

Request Summary: Parcel #27-1S-19-23000-031-0060, totaling 2 +/- acres.

This property was annexed into the City of Freeport on August 14, 2007. The parcel is the western most portion of a larger property and is located on the northern end of Old Oak Road which connects at its south end to LaGrange Road, which intersects at its east end to US 331 South. This property is bounded by Ramsey Branch (creek) to the north and by LaGrange Bayou to the west. The current Future Land Use designation of the subject parcel is Rural Village. This parcel is a portion of a larger 43-acre (total) property, the remainder of which is within the "Commercial" Future Land Use designation. The owner is requesting a change from "Rural Village" to "Commercial" for Parcel #27-1S-19-23000-031-0060 (approximately 2 acres) to match the Future Land Use designation on the remainder of the 43-acre (total) property. The purpose of the requested amendment is to provide for the development of an RV resort and marina on this waterfront property.



Staff Report: The developer has submitted development plans to the City for an RV resort and marina on this waterfront property. The site has several single-family residential homes and a boat launch/bait shop station in the western portion of the property. The remainder of the property is vacant. North and adjacent to the property is Ramsey Branch (creek). Just across Ramsey Branch are 331 Marine, the Habitat for Humanity ReStore, and the Corner Cottage retail furniture store and outdoor arts and crafts market. The property directly across US 331 from this site is vacant, with an ornamental garden monument store slightly north (Lynn & Min's) and a cabinet shop/manufacturer and a concrete monument plant slightly to the south. The property directly south of the site at LaGrange Road is vacant. The area to the west is LaGrange Bayou. The property is located within the 331 South Gateway Activity Center of the Freeport Urban Service Area, a planning vision tool approved by the City Council in 2006. Gateway Activity Centers are intended to develop as mixed use centers with a variety of commercial and higher density residential uses and to provide services to outlying neighborhoods and communities in the vicinity of the Gateway Activity Center.

Per the owner of the property, a "Commercial" Future land use designation is the best fit for the intended use of the property as an RV resort and marina.

Project Representative: Cliff Knauer P.E., Preble-Rish Engineering & Surveying Inc.

Correspondence received by the City: None.

Comments from the Audience: None.

Board Action: *R. Brannon made the motion to recommend approval of the requested Small Scale Amendment for Parcel #27-1S-19-17000-031-0060 from "Rural Village" to "commercial" land use designation for the subject property consisting of 2 acres +/-.* The motion was seconded by E. Brannon. All ayes; motion carried.

2. **JLAB, LLC Zoning Assignment ZA-08-02 (43 ac.+/-)**

Request Summary: Parcel #s 27-1S-19-23000-010-0000/011-0010/017-0000/031-0000/031-0020/031-0030/031-0040/031-0050/031-0060/033-0030/033-0050/040-0000, totaling 43 +/- acres. This property was annexed into the City of Freeport on August 14, 2007. The property is located on the northwest corner of US 331 South and LaGrange Road. The current Future Land Use designation is split: Parcel # 27-1S-19-23000-031-0060 is designated "Rural Village". Parcel #s 27-1S-19-23000-010-0000/011-0000/011-0010/017-0000/-31-0000/031-0020/031-0030/031-0030/031-0040/031-0050/031-0060/033-0030/033-0050/040-0000 are designated C-2 (Heavy Commercial). The purpose of the re-zoning on this waterfront property is to provide for the development of an RV resort and marina.

Staff Report: The developer has submitted development plans to the City for an RV resort and marina. The site has been historically used as single-family homes rented as fishing lodges, with a boat launch/bait shop. Further north is 331 Marine, the Habitat ReStore, and the Corner Cottage furniture store and arts/crafts market. The property across US 331 consists of vacant property, a single-family rental, Lynn & Min's ornamental garden supply store, and a cabinet manufacturer. The property behind the site to the west is vacant as well. The property to the south is for sale as a commercial development site. It was previously used as a



church facility. The property just beyond the church is a concrete monument manufacturing facility.

Per the owner of the property, C-1 (General Commercial) is the best fit for the intended use of the property.

Staff Comments: On August 28, 2008, the City Council adopted resolution 08-07 which automatically designates a zoning category which corresponds to the county Future land Use category on the property when it is annexed into the City. As of the date of that resolution, the 43-acre property has a split zoning designation: RV (Rural Village) on Parcel #27-1S-19-23000-031-0060; C-2 (Heavy Commercial) on Parcel #s27-1S-19-23000-010-0000/011-0010/017-0000/031-0000/031-0020/031-0030/031-0040/031-0050/031-0060/033-0030/033-0050/040-0000. Therefore, at the time that the applicant filed their zoning assignment application, there was no assigned zoning on the subject property. In essence, the zoning assignment request had converted into a re-zoning request due to action by the City Council.

Project Representative: Cliff Knauer P.E., Preble-Rish.

Correspondence received by the City: None

Comments from the Audience: None

Chair Hooks closed the discussion to the public.

Board Action: *Nettles made the motion to recommend approval of the requested Re-Zoning of Parcel #27-1S-19-23000-031-0060 from Rural Village and Parcel #s27-1S-19-23000-010-0000/011-0010/017-0000/031-0000/031-0020/031-0030/031-0040/031-0050/031-0060/033-0030/033-0050/040-0000 from C-2 Heavy Commercial to the C-1 General Commercial designation. The motion was seconded by E. Brannon. All ayes; motion carried.*

- 3. Ramsey Branch RV Resort & Marina Mixed Use PDP &**
- 4. Ramsey Branch RV Resort & Marina Phase I**

Henninger informed the Board that she had received a technical review from PMA in the of the day before which addressed Item 3 and item 4. Because the issues were technical in nature and because there was not adequate time for the applicant to address the items and resubmit for a proper review, Henninger asked the Board to set a special meeting on Wednesday September 17, 2008 at 7:00 p.m. Knauer (owner representative/engineer) stated that his firm could have the revisions ready to go back to PMA for review by Friday or Monday and that they were willing to come back on September 17th.

Board Action:

R. Brannon made a motion to set a Special Meeting on Wednesday September 17, 2008 at 7:00 p.m. in the Council Meeting Room of the Freeport City Hall. Nettles seconded the motion. All ayes; motion carried.

Nettles made a motion to continue Item # 3 Ramsey Branch Mixed Use PDP to the Special Meeting set for September 17, 2008 at 7:00 p.m. or as soon thereafter as the item could be



heard in the Council Meeting Room of the Freeport City Hall. R. Brannon seconded the motion. All ayes; motion carried.

Nettles made a motion to continue Item # 4 Ramsey Branch Mixed use PDP Phase I Development Application to the Special Meeting set for September 17, 2008 at 7:00 p.m. or as soon thereafter as the item can be heard in the Council Room of the Freeport City Hall. R. Brannon seconded the motion. All ayes; motion carried.

5. Plantation Marketplace Commercial PDP

Board Member Nettles recused himself from the discussion and vote on this item due to his financial interest in Sterling Companies.

Request Summary: 177,431 sf multi-use retail shopping center on 23 acres +/-.

Variations Proposed (listed on front page of plans):

- a. That the northern building setback line and landscape buffer be approved as noted on the plans (shared buffer with property to the north, also owned by applicant).
- b. The vegetative natural buffer on the west side of the property is increased from the code-required 15 feet to 25 feet to be consistent with the wishes and discussions of the City of Freeport Planning Board and City Council.

Parcel Number(s): 14-1S-19-23000-012-0030

Future Land Use designation: UD (Urban Development)

Zoning designation: I-1 (Light Industrial)

Project Location: west side of US 331 Bypass, approximately 3400' north of State Road 20

Staff Recommendations:

City Engineer Approval: July 31, 2008

City Planner Approval: August 10, 2008

Project Representative: Matt Parker/JP Engineering

Correspondence received by the City: None

Comments from the Audience: None

Board Action:

R. Brannon made the motion to recommend approval of the Plantation marketplace Commercial Planned Development project as submitted with the two variations requested as noted below:



- a. *That the northern building setback line and landscape buffer be approved as noted on the plans (shared buffer with property to the north, also owned by applicant).*
- b. *The vegetative natural buffer on the west side of the property is increased from the code-required 15 feet to 25 feet to be consistent with the wishes and discussions of the City of Freeport Planning Board and City Council.*

E. Brannon seconded the motion as stated. The vote was 4:0 with Nettles abstaining.

6. Freeport Post Office (Plantation Marketplace PDP Phase I)

Board Member Nettles recused himself from the discussion and vote on this item due to his financial interest in Sterling Companies.

Project Summary: 5,719 sf US Post Office on 2.23 acres

Parcel Number: 14-1S-19-23000-012-0030

Future Land Use designation: UD (Urban Development)

Zoning designation: I-1 (Light Industrial)

Project location: west side of 331 Bypass, approximately 3400 'north of State Road 20

Staff Recommendations:

City Engineer Approval: August 28, 2008

City Planner Approval: August 15, 2008

City Fire Chief Approval: September 2, 2008

Project Representative: Jennifer Bell, Jason Rebol

Correspondence received by the City: None

Comments from the Audience: None

Board Discussion: concerns regarding the current speed limit in relationship to elderly customers attempting to utilize the new post office site.

Board Action:

E. Brannon made the motion to recommend approval of the US Post office as presented.

R. Brannon seconded the motion. The vote was 4:0 with Nettles abstaining.

7. Watson Land Re-Zoning RZ-08-03 (13.595 ac.)



Board Member R. Brannon recused himself due to his being an adjacent property owner.

Request Summary: Parcel #22-1S-19-23000-018-0000 totaling 13.95 acres. The property is located on the east side of US 331, approximately 6200 feet south of State Road 20. The current zoning designation is C-1 (General Commercial). The owner is requesting R-3 (High Density Residential). The purpose of the re-zoning request is to provide for the development of multi-family rental units (apartments).

Staff Report: The developer has submitted a preliminary development plan to the City for apartments on this parcel combined with Parcel #s 27-1S-19-23000-001-0001/026-0000. The parcel is sandwiched between property designated Commercial adjacent to US 331 and property designated LDR (Low Density Residential) to the east. A well-designed apartment complex would transition/create a buffer between the highway commercial uses along US 331 and the single family uses along Old Jolly Bay Road.

Per the owner of the property, R-3 (High Density Residential) is the best fit for the intended use of the property.

Staff Comments: The City was designated by the State of Florida as a Rural Area of Critical Economic Concern, recognizing Freeport's need for additional economic development and directly supports the State's goal to provide new job-producing businesses and generating revenues for critical government services. New economic development would create the necessity for more affordable housing for the incoming workforce. Multi-family rental units would provide a housing option which is more affordable than home purchase for workers in the resort industry, the development industry, young adults, newlyweds, retirees, etc.

Project Representative(s): Jack Rhodes/Jack Rhodes Consulting; Linda Clark/Moore Bass Consulting; Kate Nixon/Moore Bass Consulting

Correspondence received by the City: None

Comments from the Audience: None

Board Action:

Martin made the motion to recommend approval of RZ-08-03 Parcel #22-1S-19-23000-018-0000 from C-1 to R-3. Nettles seconded the motion as stated. The vote was 4:0 with R. Brannon abstaining.

8. Watson Land Small Scale Amendment SSA-08-02 (4.95 ac.)

Board Member R. Brannon recused himself due to his being an adjacent property owner.

Request Summary: Parcel #27-1S-19-23000-001-0001/026-0000 totaling 4.95 acres. The property was annexed into the City of Freeport on August 14, 2007. The property is located on the east side of US 331, approximately 6200 feet south of State Road 20.

Staff Report: The developer has submitted a preliminary development plan to the City for apartments on this parcel combined with Parcel #s 27-1S-19-23000-001-0001/026-0000. The



parcel is sandwiched between property designated Commercial adjacent to US 331 and property designated LDR (Low Density Residential) to the east. A well-designed apartment complex would transition/create a buffer between the highway commercial uses along US 331 and the single family uses along Old Jolly Bay Road.

Per the owner of the property, R-3 (High Density Residential) is the best fit for the intended use of the property.

Staff Comments: The City was designated by the State of Florida as a Rural Area of Critical Economic Concern, recognizing Freeport's need for additional economic development and directly supports the State's goal to provide new job-producing businesses and generating revenues for critical government services. New economic development would create the necessity for more affordable housing for the incoming workforce. Multi-family rental units would provide a housing option which is more affordable than home purchase for workers in the resort industry, the development industry, young adults, newlyweds, retirees, etc.

Project Representative(s): Jack Rhodes/Jack Rhodes Consulting; Linda Clark/Moore Bass Consulting; Kate Nixon/Moore Bass Consulting

Correspondence received by the City: None

Comments from the Audience: None

Board Action:

Nettles made the motion to recommend approval of SSA-08-02 Parcel #s 27-1S-19-23000-001-0001/026-0000 from C (Commercial) to MU (Mixed Use). The motion was seconded by E. Brannon. The vote was 4:0 with R. Brannon abstaining.

9. Watson Land Zoning Assignment ZA-08-04 (4.95)

Board Member R. Brannon recused himself due to his being an adjacent property owner.

Request Summary: Parcel #s27-1S-19-23000-001-0001/026-0000 totaling 4.95 acres. The property was annexed into the City of Freeport on August 14, 2007. The property is located on the east side of US 331, 62000 feet south of State Road 20. The current zoning designation is C-2 (Heavy Commercial). The owner is requesting a re-zoning to R-3 (High Density Residential). The purpose of the proposed re-zoning is to provide for the development of multi-family rental units (apartments).

Staff Report: The developer has submitted a preliminary development plan to the City for apartments on this parcel combined with Parcel #22-1S-19-23000-018-0000. The parcel is sandwiched between property designated C (Commercial) adjacent to US 331 and property designated LDR (Low Density Residential) to the east along Old Jolly Bay Road. A well-designed apartment complex would transition/create a buffer between the highway commercial uses along US 331 and the single family uses along Old Jolly Bay Road.

Per the owner of the property R-3 (High Density Residential) is the best fit for the intended use of the property.



Staff Comments: The City was designated by the State of Florida as a Rural Area of Critical Economic Concern, recognizing Freeport's need for additional economic development and directly supports the State's goal to provide new job-producing businesses and generating revenues for critical government services. New economic development would create the necessity for more affordable housing for the incoming workforce. Multi-family rental units would provide a housing option which is more affordable than home purchase for workers in the resort industry, the development industry, young adults, newlyweds, retirees, etc.

Project Representative(s): Jack Rhodes/Jack Rhodes Consulting; Linda Clark/Moore Bass Consulting; Kate Nixon/Moore Bass Consulting

Correspondence received by the City: None

Comments from the Audience: None

Board Action:

Martin made the motion to recommend approval of RZ-08-04 for Parcel #s27-1S-19-23000-001-0001/026-0000 from C-2 (Heavy Commercial) to R-3(High Density Residential). E. Brannon seconded the motion. The vote was 4:0 with R. Brannon abstaining.

E. Adjournment

R. Brannon made the motion to adjourn. The motion was seconded by Martin. All ayes; meeting adjourned.