



FREEPORT PLANNING BOARD

July 6, 2005 Meeting Minutes

Members present: Mitch Block, Ernest Nettles, Jerry Griffith and Tim Stone, Eglin representative replacing Brian Brown from the Encroachment Office. Absent: Kim Yerby and Wm. McCormick. Vice-Chairman Nettles chaired the meeting due to Chairwoman Yerby's absence.

Staff present: J.M. Clayton Atkinson/City Attorney, Latilda Henninger AICP/City Planner, Brooke Jackson/City Utility Clerk/acting secretary to the Planning Board.

Nettles opened the meeting with the Invocation by Block and Pledge of Allegiance.

A. MINUTES READ/APPROVED June 1, 2005 Minutes

Motion by Block to approve the March 2, 2005 Planning Board Minutes as read. Second to motion by Nettles. All ayes; motion carried.

B. LEGISLATIVE ITEMS

1. Walbow LSA-05-02(B) Large Scale Amendment

Mr. David W. Allen of WALBOW LLC requested a change in the Future Land Use designation of Parcel 30-1S-10-23000-001-0010, a 26.5-acre parcel located on the north side of the southwest corner of Bay Loop Road. This parcel was recently annexed into the City of Freeport. The request is to change from county designation "Rural Village" (RV) to Low Density Residential (LDR).

Staff Recommendation: Approval

Motion by Block to recommend approval of LSA-05-02(B). Second to motion by Griffith. All ayes; motion carried.

2. Walbow Z-05-13 Zoning Assignment

Mr. David W. Allen of WALBOW LLC requested a Zoning Assignment for Parcel 30-1S-10-23000-001-0010, a 26.5-acre parcel located on the north side of the southwest corner of Bay Loop Road. This parcel was recently annexed into the City of Freeport. The request is to assign a zoning classification of “Low Density Residential” (R-1).

Staff Recommendation: Approval

Motion by Griffith to recommend approval of Z-05-13). Second to motion by Block. All ayes; motion carried.

3. Freeport Residential LSA-05-01 Adoption Hearing

This item was continued to Wednesday, July 13 due to lack of a quorum (Griffith recused himself, due to a financial interest in the project).

4. Freeport Residential Z-05-14 Re-Zoning

This item was continued to Wednesday, July 13 due to lack of a quorum (Griffith recused himself, due to a financial interest in the project).

5. City of Freeport LSA-05-02(C) Large Scale Amendment

The following items a) and b) are city sponsored amendments which are assembled based on discussions of Future Land Use map issues brought to staff's attention.

a) LSA-05-02(C) (1)

This amendment encompasses the W 1.2 of the NE¹/₄ and the W ¹/₂ of the SE¹/₄ of Section 3 Township 1 South Range 19 West, a total of 160 acres and is proposed to be changed from Low Density Residential (LDR) to Established Residential (ER), due to the pre-existing development pattern. This Future Land use category would allow residential uses up to High Density Residential (R3).

Staff recommendation: Approval with the comment that future development projects would be required to meet concurrency requirements.

Motion by Block to recommend approval, subject to resolution of traffic issues. Second to motion by Nettles. 2:1 (Griffith nay)

b) LSA-05-02(C) (2)

This item was continued to Wednesday, July 13 due to lack of a quorum (Block recused himself due to the project's proximity to his own property)

6. City of Freeport Z-05-15 Re-Zoning

The following items a) through e) are city sponsored zoning changes which are assembled based on discussions of Zoning Map issues brought to staff's attention by the Planning Board and the City Council..

a) Z-05-15(A)(1)

This item was continued to Wednesday, July 13 due to lack of a quorum (Block recused himself due to the project's proximity to his own property)

b) Z-05-15(A)(2)

This item was continued to Wednesday, July 13 due to lack of a quorum (Block recused himself due to the project's proximity to his own property).

c) Z-05-15(A)(3)

This item was continued to Wednesday, July 13 due to lack of a quorum (Block recused himself due to the project's proximity to his own property)

d) Z-05-15(B)

An approximately 14.45-acre area located in Section 14 1 South Range 19 West containing that portion of parcels: 23000-012-0020, 23000-007-0000, 23000-008-0030, 23000-005-0013, 23000-012-0060, 23000-012-0061, 23000-012-0062, 23000-012-0063, 23000-012-0070, 23000-012-0080, 23000-012-0090, 23000-012-0180, 23000-014-0000, 23000-013-0000, 23000-013-0010, 23000-013-0020 and 23000-016-0010 not in the Conservation Land Use category, located in the eastern area of the City, north and south of SR 20.

Staff Recommendation: Approval

Motion by Griffith to recommend approval. Second to motion by Block. All ayes; motion carried.

e) Z-05-15(C)

An approximately 6.74-acre area located in Section 15, Township 1 South Range 19 West, containing that portion of parcels 23040-008-0101, 23040-008-0100, 23040-008-0140, 23040-008-0150, 23040-008-0130, 23040-007-0010, 23040-007-0011, 23040-007-0050, 23040-007-0080, and 23040-007-0060, located in the central portion of the City east of the intersection of Madison and Adams Streets.

Staff Recommendation: Approval

Motion by Griffith to recommend approval. Second to motion by Block. All ayes, motion carried.

7. City of Freeport LSA-05-02(D) Medium Density Residential

This portion of the city-sponsored amendment is proposed by staff, in order to provide a transitional category between Low Density Residential and High Density Residential. The maximum density would be 8:1 and this category would correspond with the R-2 Zoning category.

Staff recommendation: Approval

Motion by Griffith to recommend approval. Second to motion by Block. All ayes; motion carried.

All persons who intended to address the Board regarding the quasi-judicial matters were sworn by Attorney Atkinson

C. QUASI-JUDICIAL ITEMS

8. Auto-Chlor Services

John Eastman of Eastland Holdings LLC proposed the development of Parcel 35-1N-19-17000-001-0032, a .918 acre parcel located on the north side of Bulldog Road, approximately 200 feet east of US 331. The proposal is a commercial dishwashing and laundry supply and service company; 2 warehouse buildings with offices and conference rooms totaling 10,800 square feet.

Jim Barton PE of Seaside Engineering and Surveying, agent for the developer appeared before the board on behalf on the project.

Staff recommendation: Approval

Motion by Griffith to recommend approval. Second to motion by Block. All ayes; motion carried.

Meeting Adjourned.

Chairperson