



FREEPORT PLANNING BOARD

May 2, 2012 Meeting Agenda
7:00 p.m. City Hall Council Room

Board members present: Jan Hooks (chair), Chris Weeks, Ronnie Brannon, and Marion Cook/Eglin representative ex-officio.

Board members absent: Eddie Farris/family emergency-excused and Greg Free/working/out of town – excused.

Staff present: Latilda Henninger/City Planner, Clayton Adkinson/Board Attorney, Cliff Knauer/City Engineer

- I. Meeting Called to Order by Hooks.
- II. Invocation by Henninger / Pledge of Allegiance
- III. April 4, 2012 Meeting Minutes Read/Approved

Motion by Weeks, seconded by Brannon to approve. All ayes; motion carried.

- IV. April 18, 2012 Workshop Summary Read/Approved

Motion by Weeks, seconded by Brannon to approve. All ayes; motion carried.

- V. PUBLIC HEARING LSA 2012-01-01 & RZ 2012-01

Applicant: C.W. Roberts Contracting Inc.

Parcel #: 36-1N-19-17000-001-0000 (SE portion)

Parcel Location: East side of the 331 Bypass, 3.4 miles north of Highway 20

Purpose for LSA/RZ request: to provide for the development of a borrow pit and earthwork operation facility on the parcel, which is in the near vicinity of the owner's current operations plant.

Current Future Land Use designation: UD (Urban Development)

Requested Future Land Use designation: I (Industrial)

Current Zoning category: R-1 (Low Density Residential)



Requested Zoning Category: I-2 (Heavy Industrial)

Applicant's Agent: Scott Jenkins/Garver LLC

Owner Representative: Ronnie Bell/Special Projects Manager

Board Action: *Motion by Brannon, seconded by Weeks to recommend approval of LSA.2012-01 and RZ 2012-01. All ayes; motion carried.*

VI. PUBLIC HEARING LSA 2012-01-02 City of Freeport - MILITARY SUSTAINABILITY

Presentation by Henninger:

There is now a requirement that local governments adopt criteria into their comprehensive Plans to achieve compatibility of lands adjacent or in close proximity to military installations. The Legislature has established a June 30, 2012 for the City of Freeport to meet this requirement; specifically to incorporate strategies into the Freeport Comprehensive Plan to achieve compatible land uses, ensure public safety, and facilitate the continued presence of major military installations in this State (Florida), Section 163,3177(6)(a)3.b and 11, F.S. If this deadline is not met, according to Mike McDaniel/Bureau Chief of Community Planning, a division of the Florida Department of Economic Opportunity in a letter to the City dated March 21, 2012, statutorily the City of Freeport, Eglin, DEO and other parties would enter into mediation. If the requirement is not met by December 31, 2013, the agency (DEO) may notify the Administration Commission, who may impose sanctions.

Freeport was the last local government participating in the Eglin AFB Joint Land Use Study and sub-committees (Military Growth Advisory Group and the JLUS Land Use Committee and Executive Committee) to enter into the interlocal agreement with the Eglin regarding the Joint Land use Study and is one of the first local governments being required to adopt these new regulations. The Mayor and City Planner have met with Eglin representatives and the consultant writing the proposed language for the local governments, and have expressed the city's concerns about restricting the current development rights of property owners within the military influence overlay districts illustrated on the attached map.

Draft goals, objectives and policies were review in the Planning Board's meeting packets. The Planning Board discussed the concern that the City should not adopt anything that would curtail the current rights the property owners have. Comparisons were drawn between affected property owners and unaffected property owner's perceived land values of comparable properties and how the regulations would affect development. Attorney Adkinson suggested that perhaps a all the affected property



owners within the City should be notified of the impending regulations and be given the opportunity to review and make comments. Henninger stated that the statutory advertisement requirements had been met. Adkinson suggested that in this case, the City should go beyond the statutory requirements to get feedback from the property owners to the city council. Henninger suggested that the Planning Board should continue this item to the June Planning Board meeting.

Board Action: *Motion by Weeks, seconded by Brannon to continue to the June 6 Planning Board Meeting. All ayes; motion carried.*

VII. PUBLIC WORKSHOP # 4

Florida Waterfronts Partnership Program/Freeport Pilot Program/Draft Vision Plan

Presentation by Knauer: Knauer distributed the first draft of the Four Mile Freeport Working Waterfront Vision Plan and discussed the keys areas of emphasis: economic development, natural/cultural resource protection, public access and hazard mitigation. Henninger went over the contract deliverables and timelines and thanked the citizens who attended the meetings and participated in the exercises to get to the framework of the Four Mile Creek Vision Plan.

Board Action: *Motion by Brannon, seconded by Week to recommend submittal of the Draft Vision Plan to the Florida Department of Economic Opportunity. All ayes; motion carried.*

VIII. Adjournment

Motion by Brannon, seconded by Weeks to adjourn. Meeting adjourned.