



FREEPORT PLANNING BOARD
September 5, 2012 Meeting Minutes
7:00 p.m. City Hall Council Room

Board members present: Chris Weeks, Eddie Farris, Greg Free, Marion Cook (ex-officio/Eglin AFB)

Board members absent: Ronnie Brannon, Jan Hooks.

Staff present: Latilda Henninger/City Planner, Clay Adkinson/Board Attorney, Cliff Knauer/City Engineer, Anna Hudson/City Engineer, Charlie Cotton/City Engineer.

- I. Meeting Called to Order by Weeks.
- II. Invocation by Henninger / Pledge of Allegiance
- III. August 1, 2012 Meeting Minutes Read/Approved

Motion by Free, seconded by Farris to approve the August 1, 2012 Meeting Minutes as presented. All ayes; motion carried.

- IV. Public Hearing: LDC Industrial Land Uses (*continued from May 2 and August 1, 2012 Planning Board Meeting*)

This item creates a Heavy Industrial category with associated uses. Latilda Henninger/City Planner presented the current draft LDC language regarding landfills. She also presented, at the board attorney's request a list and maps of all property owners within the City of Freeport whose property is zoned I-2 General Industrial.

The Planning Board had requested at the previous meeting that City Engineer Cliff Knauer appear and give information regarding landfills, to assist the Board in determining where to recommend landfills would be an allowable use.

Cliff Knauer PE of Preble-Rish Engineering & Surveying appeared before the Board. Knauer cited his experience with permitting landfills, dating back to 1992. There are 100 permitted landfills in the State of Florida. 30 of those are located in Northwest Florida.

Class I: household garbage/lined. Walton County's garbage goes to Spring Hill Landfill in Jackson County.

Class II: operations under 20 tons/lined...slim to no chance in Freeport



Class III: garbage; anything out of your garage except paint, acetone, etc.; lined.

C&D Landfill: concrete, wood products, gypsum board; construction and demolition; has to be lined.

Permitting for all landfills is through the Water Management District, Department of Environmental Protection and the local development order process.

Motion by Farris, seconded by Free to place all landfill classifications as allowable uses in the new Heavy Industrial (I-3) category only; to add crematoriums as a permitted use in all industrial categories; to remove mausoleums and cemeteries from the allowable uses in the industrial categories. All ayes; motion carried.

- V. Public Hearing LSA 2012-02 City of Freeport - Military Sustainability *continued from May 2 and August 1, 2012 Planning Board Meeting.*

Latilda Henninger/City Planner presented the following items to the Planning Board:

1. March 21, 2012 letter from DEO/Florida Department of Economic Opportunity stating the requirement to adopt comprehensive plan policies pertaining to military sustainability.
2. Chapter 163.3175 Florida Statutes, pertaining to communities affected by Eglin AFB
3. Chapter 163.3177, pertaining to comprehensive plan amendments
4. Draft goals/objectives and polies pertaining to military sustainability
5. A draft map of the MIOD (Military Influence Overlay District) in and near the City of Freeport.
6. A list of all the parcels within the City of Freeport within the MIOD (Military Influence Overlay District). There are 496 parcels +/- within the MIOD.
7. A DeFuniak Herald-Beach Breeze article regarding the Small Area Studies associated with the Joint Land Use Study/Military Sustainability requirements.
8. The Eglin Air Force Base Joint Land Use Study section pertaining to the City of Freeport.

Marion Cook/Eglin AFB stated that the new language would be helpful for new people coming into Freeport.

Marion Cook/Eglin AFB informed the Board that the reference statute which the Board reviewed at the May and August 2012 meetings was out of date, that Florida Statute 163.3175 (5)(d) and 163.3184 had been amended in the June legislative session to give the Eglin commander more authority; as a reviewing agency for



comprehensive plans amendments; Marion stated that she had participated on the Task Force attending the legislative session to strengthen Eglin's position. The Board asked why the local governments were not notified of the impending change.

Motion by Free, seconded by Farris to recommend the following language for adoption into the Intergovernmental Coordination Element of the Freeport Comprehensive Plan:

“GOAL: To encourage compatible land use, help prevent incompatible encroachment, and facilitate the continued presence of Eglin Air Force Base.

Objective: To facilitate exchange of information between Eglin Air Force Base and the City of Freeport regarding land use changes within or affecting Eglin's zones of influence.

Policy: A representative of Eglin Air Force Base will be included as an ex-officio non-voting member of the City's Planning Board.”

All ayes; motion carried.

VI. Adjournment

Motion to adjourn by Free, second by Farris. Meeting adjourned.