

**FREEPORT PLANNING &
DEVELOPMENT REVIEW BOARD**

March 2, 2016 Meeting Minutes

I. Meeting Called to Order

The meeting was opened by Chair Russ Beaty at 7:00 pm in the Council Chambers of Freeport City Hall.

Board members present: Russ Beaty, Steve Thomas, Shawn Arntz and appointee Delores Walvatne.

Staff present: City Planner Latilda Hughes-Neel and Board Attorney Clay Adkinson.

II. Invocation / Pledge of Allegiance

The invocation was given by Hughes-Neel, followed by the Pledge of Allegiance to the American Flag.

III. Swearing-In/Delores Walvatne (representative for Elizabeth Brannon)

Attorney Adkinson swore in Delores Walvatne as Elizabeth Brannon's appointee to the Planning & Development Review Board.

IV. Approval of Minutes/February 3, 2016 Planning Board Meeting

Board Action: Thomas motioned to approve the February 3, 2016 Meeting Minutes as presented. Arntz seconded the motion. All ayes; motion carried.

V. Development Proposal: Morgan Ice

Summary: 693 sf office and 10,731.5 sf warehouse on 1.89 acres

Parcel Number: 35-1N-19-17000-001-0024

Location: NW corner of Bulldog Road and N Nick Wilson Way

Future Land Use/Zoning: I(Industrial/I-1(Light Industrial))

Staff Comments: Hughes-Neel noted that the subject property was within the Wellhead Protection Zone of Well #5. Hughes-Neel noted that the proposed development was kept out of the Zone of Exclusion and was appropriately buffered for protection with the use of bollards to demarcate the protected area of the property.

Staff Recommendation: approval as presented

Development Representatives present: Jamie Eubanks, JEI

Board Discussion: none.

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Comments from the Audience: none.

Board Action: Thomas motioned to recommend approval of Morgan Ice development proposal as presented. Walvatne seconded the motion. All ayes; motion carried.

VI. Floodplain Ordinance Update/LDC Revision

Summary: All local governments in the state of Florida are required to update their floodplain management regulations to be consistent with the Florida Building Code, per Section 553.73(1)(a) of the Florida Statutes. Staff has been working with a Florida Division of Emergency Management contractor assigned to assist with the draft of updated regulations which will repeal and replace existing regulations, satisfy the NFIP (National Flood Insurance Program), coordinate with the FBC (Florida Building Code) and meet the requirements of Section 553.73(5) F.S. (Florida Statutes).

Area of Impact: The incorporated limits of the City of Freeport.

Staff Comments: All 67 counties in the State of Florida and their associated cities are required to come into compliance with these requirements. The DEO (Department of Economic Opportunity) is interested in assisting the City in participating in the CRS (Community Ratings System) Program, which will help lower the insurance rates of homeowners in SFHAs (Special Flood Hazard Areas). The requirements for participation in the CRS Program are quite detailed and time-intensive. The first step toward participation in that program is the adoption of an updated floodplain management ordinance.

Staff Recommendation: Approval as presented

Board Discussion: none

Comments from the Audience: none

Board Action: Arntz motioned to recommend approval of the Floodplain Ordinance Update/LDC Revision as presented. Thomas seconded the motion. All ayes; motion carried.

VII. Adjournment

Chair Beaty called for a motion to adjourn.

Board Action: Thomas motioned to adjourn. Arntz seconded the motion. The meeting adjourned at 7:25 pm.