



FREEPORT PLANNING BOARD

May 7, 2008 Meeting Minutes

The meeting convened at 7:00 p.m. in the Freeport City Hall/Council Meeting Room. Members present: Jan Hooks (Chair), Mark Martin (Vice-Chair), Elizabeth Brannon, Earnest Nettles. Members absent: Ronnie Brannon. Ad Hoc Members present: none. Ad Hoc Members absent: Brian Brown (Eglin), Tom Blackshear (Walton School District). Staff present: Clay Adkinson (City Attorney), Latilda Henninger (City Planner).

I. Meeting Called to Order

The meeting was called to order by Chairperson Hooks.

II. Invocation / Pledge of Allegiance

The invocation was given by Brannon, followed by the Pledge of Allegiance.

III. Minutes of April 2, 2008 Regular Meeting Read/Approved

Motion by Nettles to accept the April 2, 2008 Meeting Minutes as read. Motion seconded by Martin. All ayes; motion carried.

IV. Items before the Board

A. Legislative:

1. Agerton Zoning Assignment Request Z-08-01

Request Summary: Parcels 27-1S-19-23000-016-0010/0040, totaling 1.604 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 South, 660 feet south of the intersection of US 331 and LaGrange Road. The current Future Land Use designation is "Commercial". The owner is requesting a zoning assignment of C-2 (Heavy Commercial) which is one of several allowable categories under the Commercial Future Land Use Designation. The purpose of the zoning assignment is to provide for the development of an office/retail commercial complex consisting of 19,000 square feet.

Staff Report: The developer has submitted development plans to the City for a 19,000 commercial office/retail complex. The site has been historically used as a materials storage yard and is adjacent to a cabinet shop to the north. Further



north is the 331 Mariana, the Habitat Restore, and the Corner Cottage retail furniture store. The property across US 331 from this site is vacant and the property behind the site to the west is vacant as well. The property to the south is for sale as a commercial 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-2 is the best fit for the intended use of the property.

Project Representative: John Henderson PE, presented on behalf of the owner.

Correspondence Received by City: none

Comments from the Audience: none

Chair Hooks closed the discussion to the public.

Board Action: *Motion by Nettles to recommend approval of the requested zoning assignment of C-2 for the Agerton property subject to submittal of the regarding public notice forms. Motion seconded by Brannon. All ayes; motion carried.*

2. Public Hearing: Water Supply Facilities Work Plan

Project Representative: Cynthia Williams of the West Florida Regional Planning Council (WFRPC) staff presented this item. Local governments subject to a regional water supply plan prepared by the water management district are required to:

- Prepare a 10-year water supply facilities work plan
- Identify how future water supply water supply needs will be met
- Amend the local comprehensive plan to incorporate the work plan

Williams discussed the contract between WFRPC and the City of Freeport to prepare the Freeport Water Supply Plan and the work which had been accomplished with the assistance of Latilda Henninger, City Planner, and Tonny Peters of PMA.

Williams gave a Power Point presentation which detailed the work accomplished and work to be done;

- Incorporate the plan as a sub-element (recommended)
- Incorporate by reference in a policy
- Include as goals, objectives and policies throughout the comprehensive plan



- Date the NFWFMD approved-Region II Water Supply Plan

Board Action:

Motion by Martin to forward the draft Water Supply Plan to the City Council for review and approval. Motion seconded by Nettles. All ayes; motion carried.

All those speaking regarding any quasi-judicial item will be sworn at this time.

B. Quasi-Judicial: None

V. Adjournment

Motion by Brannon to adjourn. Motion seconded by Martin. All ayes; meeting adjourned.

Jan Hooks, Chairperson