



FREEPORT PLANNING BOARD

August 6, 2008 Agenda

7:00 p.m. City Hall Council Room

The Planning Board Regular Meeting convened at 7:00 p.m. in the Council Room of the Freeport City Hall located at 112 Highway 20 West in Freeport, Florida.

Members present: Jan Hooks/Chairwoman, Mark Martin/Vice Chair, Elizabeth Brannon, Earnest Nettles, Ronnie Brannon (*arrived late*).

Staff present: Clay Adkinson/Board Attorney, Latilda Henninger/City Planner

I. Meeting Called to Order

The meeting was opened by Chairwoman Hooks, with a welcome to those in the audience.

II. Invocation / Pledge of Allegiance

Earnest Nettles gave the invocation, followed by the Pledge of Allegiance to the American Flag.

III. Minutes of June 4, 2007 Regular Meeting Read/Approved

The minutes of the June 4, 2008 Regular Meeting were read. *Nettles motioned to accept the minutes as read. The motion was seconded by E. Brannon. All ayes; motion carried.*

IV. Items before the Board

A. Legislative

1. Kassy Keyes/City Consultant-Lobbyist: FRDP Grants

Keyes spoke to the Board regarding the upcoming Florida Recreational Development Program grants which the City of Freeport would be submitting to the state. Keyes briefed the board on the successful grant applications which had previously been submitted for improvements to the Freeport Regional Sports Complex located within Hammock Bay. Keyes explained the point system used to determine grant funding and the various elements of the current application which added points, improving Freeport's application ranking, i.e. presentation before a local community organization (Freeport Town Planters on August 5, 2008), presentation to the Local Planning Agency (Freeport Planning Board on today's date, August 6, 2008),



inclusion in the application of a splash pad for children, and lawn bowling for senior citizens (a very popular low impact recreational activity), and exercise stations on the existing walking trails. Keyes discussed how Freeport's designation as a "Rural Area of Critical Economic Concern" exempted Freeport from having to provide the match funds for match grants. Keyes also touched on the area of the project south of Hammock Trail East, which is planned to be developed rustically as a walking trail, possibly with some camping facilities.

The Board discussed the recent Little League 9 & 10-year-old state tournament which was held at the Freeport Regional Sports Complex, and how the facilities there were stimulating economic development due to the increased use of personal services, restaurants, gas stations, etc. and discussed additional service needs in the community, such as hotels/motels, sporting goods, trophy /framing shop, a new grocery store, etc. They also discussed the need to add some batting cages at the Complex for use by the tournament participants and the possibility of additional facilities for senior citizens.

The Board thanked Ms. Keyes for making her presentation.

All those speaking regarding any quasi-judicial item were sworn at this time by Adkinson.

Board member Ronnie Brannon arrived at this point of the meeting.

B. Quasi-Judicial:

1. BAILEY STRUCTURES

Project Summary: 2,480 square foot office with 3,520 square foot warehouse on .92 acres

Parcel Number: 35-1N-19-17010-000-0020/0030 (Lots 2 & 3 of Mannon Business Park)

Future Land Use designation: Industrial

Zoning designation: Light Industrial

Project Location: From Business 331, east into the Walton County EDC Industrial Park on Bulldog Road, to Commerce lane; left (north) on Commerce lane to property at end on left.

Staff Recommendations:

City Engineer Approval: July 1, 2008



City Planner Approval: July 7, 2008

Fire Chief Approval: April 30, 2008

Project Representatives: Heather Bracewell/Jenkins Eng. Inc.

Correspondence Received by the City: none

Comments from the Audience: none

Board Discussion: none

Board Action: *Motion by Nettles to recommend approval as presented. Motion seconded by R. Brannon. All ayes; motion carried.*

2. Builders First Source

Project Summary: Phased 67,704 square foot manufacturing business on 15.85 acres . Request is for Conceptual Master Plan approval of entire project, Final Approval is sought for Phase I.

Phase I: 48,560 square foot door manufacturing plant.

Phases II: 5,880 square foot warehouse

Phase III: 13,354 square foot truss plant

Parcel Number(s): 22-1S-19-23000-001-0010/012-0190/012-0200/015-0090/015-0100, 27-1S-19-23000-001-0102

Future Land Use designation: MU (Mixed Use)

Zoning designation: C-1(General Commercial)

Project Location: 1 mile south of Highway 20 on the west side of US 331 South.

Staff Recommendations:

City Engineer Approval: April 30, 2008

City Planner Approval: April 29, 2008, subject to approval of requested sidewalk buyout.

Fire Chief Approval: May 21, 2008



Project Representatives: John Henderson/Henderson Eng. & Env. Henderson noted that this business would create new jobs for the city, furthering its goal to increase economic development opportunities and create long-term job opportunities past the construction of the proposal. Henderson stated that the project was not adjacent to an existing sidewalk for within close proximity to a sidewalk that the owner could connect; Henderson stated that he had reviewed the FDOT plans for this area and that FDOT would most likely be placing sidewalks as part of their plan for this segment, hence the owner's request for buy-out at this time.

Correspondence Received by the City: none

Comments from the Audience: none

Board Discussion:

Sidewalk buyout would be a condition of the approval.

Board Action:

Motion by R. Brannon to recommend final approval of Phase I, conditioned on city council acceptance of the sideway buy-out. Motion seconded by E. Brannon. All ayes; motion carried.

Motion by R. Brannon to recommend approval of the Conceptual Master Plan for the phased manufacturing business. Motion seconded by E. Brannon. All ayes; motion carried.

3. ANCHOR BAY INDUSTRIAL

Project Summary: 6,433 sf of offices and 25,165 sf warehouses for a total of 32,165 sf on 3.122 acres.

Parcel Number: 35-1S-19-17000-002-0030

Future Land Use designation: I (Industrial)

Zoning designation: I-1 (Light Industrial)

Project Location: NE corner of Bulldog Road and Nick Wilson Way in the Walton Co. EDC Industrial Park.

Staff Recommendations:



City Engineer Approval: June 25, 2008

City Planner Approval: April 29, 2008

Fire Chief Approval: May 21, 2008

Project Representative: John Henderson/Henderson Eng. & Env. Henderson noted that with the construction of the new Bay County Regional Airport, more office/warehouse spaces would be needed to supply the needs of the increased development associated with the opening of the new airport.

Correspondence Received by the City: none

Comments from the Audience: none

Board Discussion: none

Board Action: *Motion by Nettles to recommend approval of the proposed development. Motion seconded by R. Brannon. All ayes; motion carried.*

4. PRESBYTERIAN CHURCH EXPANSION

Project Summary: 1,340 sf addition to existing church and parking lot improvements on 3.09 acres.

Parcel Number: 15-1S-19-23000-022-0020

Future Land Use designation: MU (Mixed Use)

Zoning designation: RC (Residential Commercial)

Project Location: .4 mile east of City Hall on the south side of Highway 20.

Staff Recommendations:

City Engineer Approval: June 20, 2008

City Planner Approval: July 27, 2008, subject to approval of the requested variances. The church is requesting a variance not to put in a sidewalk adjacent to Highway 20 and a separate variance not to place a bicycle rack in the parking lot.

Fire Chief Approval: June 17, 2008



Project Representatives: Tony Gomillion/Church Elder

Correspondence Received by the City: none

Comments from the Audience: none

Board Discussion: the Board questioned Henninger on whether the variances requested were necessary for the expansion of the church.

Sidewalk: Henninger stated that the topography of the site area near Highway 20 was primarily wetland and unique to that property, that a hardship variance regarding the sidewalk could possibly be justified in this specific case.

Bicycle rack: Henninger stated that the matter of the request not to place a bike rack in the parking lot was not a hardship situation; it was a preference requested by the church representative.

Board Action: *Motion by Martin to recommend approval of the requested expansion subject to city council action regarding the requested variances. R. Brannon seconded the motion. All ayes; motion carried.*

V. Adjournment

Motion by E. Brannon to adjourn. Second to motion by Martin. All ayes; meeting adjourned.