



FREEPORT PLANNING BOARD
September 17, 2008 Special Meeting Minutes

The Freeport Planning Board Special Meeting convened at 6:00 p.m. in the Council Room of the Freeport City Hall located at 112 Highway 20 West in Freeport, Florida.

Board Members present: Earnest Nettles, Jan Hooks (Chair), Elizabeth Brannon, and Ronnie Brannon.

Board members absent: Mark Martin (Vice-Chair)

Ex-Officio Members present: None

Staff present: Latilda Henninger AICP (City Planner), Clay Adkison Esq. (Board Attorney)

A. Meeting Called to Order

The meeting was called to order by Chair Hooks, with a welcome to those in the audience.

B. Invocation / Pledge of Allegiance

The invocation was given by Henninger, followed by the Pledge of Allegiance to the American Flag.

C. Items before the Board

The meeting was conducted as a quasi-judicial hearing. All those speaking regarding any item were sworn at this time.

1. Ramsey Branch RV Resort & Marina Mixed Use PDP

Parcel #s: 27-1S-19-23000-011-0010/017-0000/031-0000/031-0020/031-0040/031-0050/031-0060/033-0030/036-0000/038-0000/045-0041.

Project Location: NW corner of LaGrange Road and US 331

Project Acreage: 36.16

Future Land Use designation: C (Commercial)

Zoning designation: C-1 (General Commercial)

Project Summary: Total of 138 recreational vehicle sites, 20,000 sf accessory structures, 45 boat slips. Accessory structures proposed include but are not limited to maintenance buildings, clubhouse, marina, bathhouse, laundry facility, and general store/check-in office.

Variances proposed for the PDP: None.

Staff Recommendations:



City Engineer approval: September 19, 2008

City Planner approval: August 15, 2008, subject to road name approval from Walton County GIS/IR.

Project Representative(s): Cliff Knauer PE and Chance Powell PE/Preble-Rish Surveying & Engineering.

Correspondence Received by the City: None

Comments from the audience: None

Board Action: *R. Brannon made the motion to approve as presented. Nettles seconded the motion. All ayes; motion carried.*

2. **Ramsey Branch RV Resort & Marina Phase I**

Parcel #s: 27-1S-19-23000-011-0010/017-0000/031-0000/031-0020/031-0040/031-0050/031-0060/033-0030/036-0000/038-0000/045-0041.

Project Location: NW corner of LaGrange Road and US 331

Project Acreage: 10.136 acres (36.16 acres in master plan)

Future Land Use designation: C (Commercial)

Zoning designation: C-1 (General Commercial)

Project Summary: 54 recreational vehicle sites, 2000 sf general store, 2500 sf bathhouse.

The built-out PDP will have a total of 138 recreational vehicle sites, 20,000 sf accessory structures, 45 boat slips. Accessory structures proposed include but are not limited to maintenance buildings, clubhouse, marina, bathhouse, laundry facility, and general store/check-in office.

Variances proposed for the PDP: None.

Staff Recommendations:

City Engineer approval: September 17, 2008

City Planner approval: August 15, 2008, subject to road name approval from Walton County GIS/IR.

Project Representative(s): Cliff Knauer PE and Chance Powell PE/Preble-Rish Surveying & Engineering.

Correspondence Received by the City: None



Comments from the audience: None

Board Action: *R. Brannon made the motion to approve Ramsey Branch RV Resort and marina Phase I as presented. Nettles seconded the motion. All ayes; motion carried.*

D. Adjournment

R. Brannon made the motion to adjourn. The motion was seconded by E Brannon. All ayes; meeting adjourned.