



FREEPORT PLANNING BOARD
August 1, 2012 Meeting Minutes
7:00 p.m. City Hall Council Room

Board members present: Jan Hooks (Chair), Chris Weeks (Vice Chair), Greg Free, Ronnie Brannon, Eddie Farris, Jeff Fanto for Marion Cook (Eglin AFB/ex officio).

Staff present: Latilda Henninger (City Planner/Board Staff), Clay Adkinson (Board Attorney), Anna Hudson (Preble-Rish/City Engineer).

- I. Meeting Called to Order by Hooks
- II. Invocation by Brannon/ Pledge of Allegiance
- III. July 18, 2012 Meeting Minutes Read/Approved

Motion by Weeks; seconded by Free to approve as presented. All ayes; motion carried.

- IV. Development Review: C.W. Roberts Borrow Pit

Applicant: C.W. Roberts Contracting, Inc.

Project Representative(s): Scott Jenkins, Garver LLC- Project Engineer; Ronnie Bell, C.W. Roberts-Project Manager

Parcel Number: 36-1N-19-17000-001-0010

Parcel Location: 3.4 miles N of Hwy 20 on E side of 331 Bypass

Future Land Use category: I (Industrial)

Zoning category: I-2 (General Industrial)

Property acreage: 155.15

Project description: borrow pit with 1200sf office/scale house

Planning approval: 7/25/12

Engineering approval: 8/1/12

Fire Dept. approval: 7/30/12

Correspondence received: none

Comments from audience: none

Board Discussion: Henninger remarked on the project reclamation plan. The GIS-IR letter should be received this week. The state permits will be submitted prior to the issuance of the development order.

Board Vote: *Motion by Weeks, seconded by Free to approve as presented. All ayes; motion carried.*

- V. Workshop: LDC Industrial Land Uses

The Board discussed the following points on the draft language:



- Crematoriums should be allowed in all industrial categories.
- Mausoleums are funeral homes and should be allowed in any of the commercial zonings.
- Cemeteries should be allowed where churches are allowed.
- Landfills need to be addressed clearly in the industrial zones. Some classes of landfill could probably be allowed in I-2. All classes of landfill can go in I-3.
- *The Board requested that Cliff Knauer come to the September meeting to talk about the various classes of landfill.*
- *Adkinson asked Henninger to bring a list of the property owners whose property is currently I-2 so the board can evaluate the property owners who could be affected by the changes.*

The Board agreed generally to continue the workshop to the September meeting.

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

Henninger presented the following:

- In March, the City received a notification from Mike McDaniel, Bureau Chief of Community Planning/DEO (Florida Department of Economic Opportunity, that the statutory deadline for the City to submit a large scale amendment to adopt criteria into the City's Comprehensive Plan regarding military sustainability was June 30, 2012.
- 163.3175 Florida Statutes describes the communities affected by Florida military bases, transmittal requirements for compatibility standards, Joint Land Use Study groups.
- 163.3177 Florida Statutes outlines the requirements for comprehensive plans, including (6)(a) 3.a: achieving compatibility of lands affected by military installations and (6)(a)11: updates/amendments to comprehensive plans to address compatibility with existing military installations
- In July, Henninger on behalf of the Mayor, sent an outline by e-mail of those items the City might be willing to adopt, including: Eglin rep on Planning Board, MIODs map in FLUM series, current height restrictions, MIOD material provided by Eglin made available to the public, and NO administration of real estate disclosures by the City.
- Draft GOPS for discussion
- The MIOD (Military Influence Overlay District) map of Freeport from the June 2011 Joint Land Use Study.

Henninger pointed out that two items not addressed in the draft policies that the Board may want to consider are the recommended platting and lighting revisions. Henninger also noted that the draft regulations do not limit density or land use for properties within the "Areas of Influence" as recommended by the Joint Land Use Study; in meetings with Eglin's consultant



and the Mayor, the Mayor made the consultant aware that the City would not change or restrict density or land use within the MIOD.

Adkinson pointed out that any regulations already in place did not need to be restated as a “Policy”. Adkinson also advised that the intergovernmental coordination portion of the draft could be acceptable with some tweaking to follow the statutory language word for word.

Henninger will bring the portion of the Joint Land Use Study pertaining to Freeport to the Board at the September 5th meeting .for review.

Adkinson suggested that every property owner within the “Area of Influence” be notified of the impending limitations. Latilda will bring a list of land owners within the MIOD for the Board to review.

Motion by Weeks, seconded by Farris to continue to public hearing on military sustainability to the September meeting. All ayes; motion carried.

VII. Adjournment

Motion by Free, seconded by Weeks to adjourn. Meeting adjourned.