

FREERPORT PLANNING/DEVELOPMENT REVIEW BOARD

August 5, 2015 Meeting Minutes

I. Meeting Called to Order

The meeting was called to order by Chair Russ Beaty at 7:03 p.m. The meeting was held in the Council Chambers of Freeport City Hall.

Board members present: Russ Beaty, Mark Martin, Sue Ann Armstrong-Cagle and Harold Shover (WCSC/ex-officio)

Staff present: Board Attorney Clay Adkinson, City Planner Latilda Hughes-Neel, City Engineer Anna Hudson and City Parks & Recreation Director Dana Weiler.

II. Invocation / Pledge of Allegiance

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

III. July 1, 2015 Meeting Minutes Read/Approved

Board Action: Martin motioned to approve the July 1, 2015 Minutes as presented. Cagle seconded the motion. All ayes; motion carried.

IV. Capital Improvement Program Project Schedule Update (Information Item)

City Engineer Anna Hudson updated the Planning/Development Review Board on the City's Capital Improvements Program and the planned updates to projects and rankings for funding.

V. FRDAP Application – City Pool (Information Item)

City Engineer Anna Hudson discussed the draft FRDAP grant that the City will apply for to obtain funding the repair the City Pool.

City Parks & Recreation Director Dana Weiler listed the issues the City has had with the 10-year-old city pool and repairs needed to bring the pool into compliance:

- Mechanical components starting to break
- Ongoing minor and major repairs
- 7' crack in the pool basin
- Crack around one of the lights
- Crack along the wall of the pool
- Algae issues
- Pump repairs
- Pipe repairs
- Valve repairs and replacement
- The pump was recently hit by lightning
- Working to abate the black algae
 - Need to drain the pool

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- Hazmat team would need to acid-wash the pool, sandblast the plaster, treat the swim lane markers and tiles, double wash, seal and recoat the entire structure
- Need to replace the housing element

Weiler gave a status update:

- The Freeport City Pool is the only public pool in Walton County
- Trying to come up with creative planning ideas to support the pool financially
- The pool is currently open Tuesdays and Thursdays for Water Zumba and Senior Water Aerobics
- The pool is open Friday/Saturday/Sunday for the public and will continue to be open until temperatures drop

VI. Odom Variance Request (Action Item/Quasi-judicial)

Swearing-In: City Attorney Adkinson swore in everyone would speak regarding the Odom Variance Request.

Request Summary: to vary the setbacks established on the record plat for Lot 1 Rhapsody at Hammock Bay, a Planned Development Project; to build a larger more upscale model home with enhanced landscaping; to reduce the west side setback to five (5) feet and to reduce the east side setback adjacent to a common area to 0 feet. Per the standards for PDPs (Planned Development Projects) in Section 3.08.05 (A)(5)(b): “No minimum lot size or setback shall be required for residential structures within the PDP, except that the total acreage of commercial space to non-residential uses shall not be more than five percent of the total acreage devoted to residential uses, excluding street rights-of-way”. General setbacks were established on the plat for the Rhapsody subdivision for ease of permitting. Rather than go back through the re-platting process to adjust the setback lines for Lot 1 Rhapsody, the owner has chosen to apply for a variance with the City to vary the setbacks from those shown on the recorded plat as a simpler, more straightforward process.

Project Representative: Mary Rosenheim/Crystal Beach Development.

Correspondence Received:

Letter of support from Jerry Grace and Freida Ptak Grace, owners of Lot 2 Rhapsody

Comments from Audience:

Bob Mims/resident across the street from Lot 1 Rhapsody: generally in favor but would want to see house plans for the model home prior to committing support. Mims asked for the request to be tabled so that the neighbors could review the home design. *Note by Attorney Adkinson: the variance request cannot be held up based on a building design.*

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Pete Garcia/owner of Lot 5 Rhapsody: concerns regarding aesthetics/not in favor of variance.

Robert Duncan/owner/resident at 47 Rhapsody: severe drainage problems off Great Hammock Bend. *City Planner Hughes-Neel committed to working with Duncan after the meeting regarding his drainage issues.*

Anita Duncan/47 Rhapsody Street: asked the Board to deny the variance; does not want the setbacks changed.

Board Discussion:

Attorney Adkinson discussed the criteria for issuing variances from Section 2.04.00 of the Land Development Code. Adkinson advised the Board that they could set conditions to allow the variance request.

Audience member Jennifer Sims inquired as to variances issued in the past. Planner Hughes-Neel stated that the variance request was the first ever received for Hammock Bay.

Planner Hughes-Neel discussed the motions necessary to complete the hearing; 1) a motion to close the hearing to public discussion and 2) a motion regarding the variance request.

Board Action: Martin motioned to close the public hearing. Armstrong Cagle seconded the motion. All ayes; motion carried.

Board Action: Armstrong-Cagle motioned to deny the variance request. Martin seconded the motion. All ayes; motion carried.

VII. Adjournment

Beaty called for a motion to adjourn. Martin motioned to adjourn. Meeting adjourned at 8:19 p.m.