

FREEPORT PLANNING/DEVELOPMENT REVIEW BOARD

December 16, 2015 Special Meeting Minutes

I. Meeting Called to Order

The December 16, 2015 Special Meeting was called to order by Chair Russ Beaty at 7:00 pm. The meeting was held in the Council Chambers of Freeport City Hall.

Board members present: Russ Beaty, Sue Ann Armstrong-Cagle and Steve Thomas.
Absent: Mark Martin.

Ex Officio Members present: Harold Shover/Walton County Sheriff's Department.

Staff present: Board Attorney Clay Adkinson, City Planner Latilda Hughes-Neel

II. Invocation / Pledge of Allegiance

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

III. 331 Freeport Partners Large Scale Amendment

Planner Hughes-Neel discussed the Planning & Zoning Review and Analysis of the 331 Freeport Partners Large Scale Amendment. Hughes-Neel gave a brief overview of the amendment-to-development process; the new requirements of DRI sized large scale amendments, and a general overview of the amendment itself.

Applicant representative Jose Martinez presented the concept plan.

Audience member Sherry Reed stated and Martinez agreed that her parents' property, known as the Smith property, was not part of the development proposal.

Martinez discussed some of the possible future aspects of the development which would be built as a result of the large scale amendment application, including a potential Veteran's Lodge. Martinez also discussed the locations of the potential traffic signals.

Audience member Shelley Reed commented that there would be a median cut in front of her parents' property as a condition of their granting right-of-way to FDOT for the widening of US 331.

Ex-Officio Shover asked questions regarding the Veteran's Lodge and traffic circulation.

Martinez stated that it (the Veteran's Lodge) would probably be developed using BP funding. Kimley Horn representative Joe Robertson stated that the traffic information as presented was based on the City-s level of service standards.

Planner for the Applicant Darrin Taylor spoke briefly about the application for the large scale amendment.

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Ex-Official Shover asked questions asked traffic patterns and design for crime prevention. He (Shover) also requested that CPTED (Crime Prevention Through Environmental Design) recommendations be incorporated into the Planned Development Project Conditions prior to the submittal of development plans to the City. Planner Taylor stated that his group could work with the Shover to incorporate CPTED Recommendations into the PDP (Planned Development Project) phase of the development.

Planner Taylor pointed out the primary large scale amendment requests:

1. Addition of site specific land use policies
2. Re-designation of approximately 1,121 acres on the FLUM (Future Land Use Map) to Urban Development and Conservation
3. Amending the roadway level of service from "C" to "D" inside the city.

Audience member Shelley Reed stated that she had no problem with the large scale amendment but stressed that her parents' property, known as the Smith parcel, was not included in the request.

Chair Beaty called for public comments. None were given. Board Attorney Adkinson stated to all present that the time for public comment was at this time; if they had concerns regarding the amendment request that they needed to be stated. No comments were made.

Chair Beaty called for action by the Board. Board member Thomas motioned to recommend approval to transmit the 331 Freeport Partners Large Scale Amendment to DEO for state-coordinated review. Board member Cagle seconded the motion. All ayes; motion carried.

IV. Adjournment

Chair Beaty called for a motion to adjourn. Board member Cagle motioned to adjourn. Board member Thomas seconded the motion. All ayes; meeting adjourned at 7:28 p.m.