



**FREEPORT PLANNING &  
DEVELOPMENT REVIEW BOARD**  
June 3, 2020 Regular Meeting Agenda  
6:00 pm /Via Conference Call

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*In response to the City of Freeport's declared "State of Emergency" due to COVID 19 (Resolution 2020-04), the below meeting was held by conference call in compliance with the City of Freeport Telephonic Meeting Policy approved 3/26/2020*

*DIRECTIONS FOR ATTENDING VIA CONFERENCE CALL:*

- 1. DIAL 850-835-2822.*
- 2. WHEN PROMPTED, PRESS 8.*
- 3. WHEN PROMPTED FOR CODE, PRESS 12345.*

*YOU WILL BE JOINED IN THE CONFERENCE CALL.*

- I. Meeting Called to Order
- II. Meeting Minutes to be Approved
  - A. February 5, 2020 PDRB Meeting Minutes
  - B. April 15, 2020 PDRB Meeting Minutes
  - C. June 3, 2020 Meeting Minutes
- III. Garrett Small Scale Amendment
- IV. Garrett Re-Zoning
- V. Adjournment

**FREEPORT PLANNING &  
DEVELOPMENT REVIEW BOARD**  
February 5, 2020 Regular Meeting Minutes

The meeting was opened by Chair John Konopacki at 6:05pm. Attorney Adkinson swore in new member Kevin Louthain.

I. Meeting Called to Order

The meeting was called to order at 6:07pm in Council Chambers of Freeport City Hall.

Board members present: John Konopacki (Chair), Steve Thomas (Vice-Chair) and Kevin Louthain.

Staff present: Clay Adkinson/Board Attorney, Latilda Neel/Planning Director, Brooke Jackson/Planning Technician, Marge Gay/Planning Clerk and Alex Rouchaleau/City Engineer.

II. Invocation / Pledge of Allegiance

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

III. Meeting Minutes Read/Approved

A. October 2, 2019 PDRB Regular Meeting Minutes

*Thomas motioned to approve as presented. Louthain seconded the motion. All ayes; motion carried.*

B. October 22, 2019 PDRB Special Meeting Minutes

Hughes-Neel noted an error in the company name of the developer; should be JAB, not JLAB.

*Thomas motioned to approve as presented with correction. Louthain seconded the motion. All ayes; motion carried.*

IV. 2019-2020 PDRB Meeting Schedule

*Thomas motioned to approve. Louthain seconded the motion. All ayes; motion carried.*

V. SRTS Grant – 331 Business Multimodal Path Phase 2&3

**FREEPORT PLANNING &  
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February 5, 2020 Regular Meeting Minutes

Hughes-Neel presented the City's proposal to complete the multimodal path from Freeport Village Apartments to Freeport High School. She noted that Phase 1 was fully funded at \$544,000, with the City making an initial investment of \$45,000. The PD& E is scheduled for completion in 2021 and construction is scheduled for 2023. The current proposal would complete the multi-modal path on 331 Business.

*Thomas motioned to recommend approval. Louthain seconded the motion. All ayes; motion carried.*

VI. Staff Updates

Alex Rouchaleau gave engineering updates.

- Water Project on East Bay Loop
- Force Main Project on Highway 20
- Sewer Project on Hwy 20 from 331 Business to 331 Bypass
- SRF Water Improvements 331 S from Hwy 20-CR 3280
- SRF Force Main Project - 331 S to WWTP

VII. Public Comments – none

VIII. Adjournment

*Thomas motioned to adjourn. Meeting adjourned at 6:26 pm.*

**FREEPORT PLANNING &  
DEVELOPMENT REVIEW BOARD**  
April 15, 2020 Special Meeting Minutes

*In response to the City of Freeport's declared "State of Emergency due to COVID-19 (Resolution 2020-04), the April 1, 2020 Regular Meeting was not held. The matter scheduled for that meeting was heard during this April 15, 2020 Special Meeting called by Board Chair John Konopacki.*

**THIS MEETING WAS HELD BY CONFERENCE CALL IN COMPLIANCE WITH  
THE CITY OF FREEPORT TELEPHONIC MEETING POLICY  
APPROVED 3/26/2020.**

Prior to calling the meeting to order, Chair Konopacki roll-called the Board members and other participants:

Board members present: John Konopacki/Chair, Steve Thomas/Vice-Chair, Michael Gilley, Kevin Louthain and Karen Cuchens.

Staff members present: Latilda Neel/Planning Director, Brooke Jackson/Planning Technician, Clay Adkinson/City Attorney and Alex Rouchaleau/City Engineer.

Other participants present: Jamie Eubanks/JEI representing the Ships Chandler Phase II development project.

I. Meeting Called to Order

The meeting was called to order by Chari Konopacki at 6:01pm.

II. Invocation / Pledge of Allegiance

Chair Konopacki announced that due to the conference call nature of the meeting the invocation and pledge would not be held.

III. Ships Chandler Phase II

Planning Director Neel presented the project:

Project: Ships Chandler Phase II

Parcel #: 22-1S-19-23000-018-0010/0011

Location: E side of US 331, south, just below Magnolia Tribe Chiropractic and across from Sparkleberry Lane.

Future Land Use/Zoning: UD/C-2

**FREEPORT PLANNING &  
DEVELOPMENT REVIEW BOARD**  
April 15, 2020 Special Meeting Minutes

Development: 12.6 acres of boat storage and exterior storage

Board Action:

Thomas motioned to recommend approval as presented. Cuchens seconds the motion. Chair Konopacki called for a roll-call vote: Thomas/aye, Gilley/aye, Cuchens/aye, Louthain/aye, and Konopacki/aye. All ayes: motion carried.

IV. Adjournment

Cahir Konopacki called for a motion to adjourn. Cuchens motioned to adjourn and was seconded by Gilley. The meeting adjourned at 6:07pm.

**FREEPORT PLANNING &  
DEVELOPMENT REVIEW BOARD  
June 3, 2020 Regular Meeting Minutes**

*In response to the City of Freeport's declared "State of Emergency" due to COVID 19 (Resolution 2020-04), the below meeting was held by conference call in compliance with the City of Freeport Telephonic Meeting Policy approved 3/26/2020.*

I. Meeting Called to Order

The Meeting was called to order by Chair Joh Konopacki at 6:16 pm.

Board members present by roll call: John Konopacki, Michael Gilley, and Kevin Louthain.

Neel stated that Steve Thomas was not present, and that Kasey Cuchens has resigned from the Board. A quorum (51%) for a 4-member board is 3, so a quorum is present.

Ex-Officio members present: Jack Kiger/Eglin AFB

Staff members present: Latilda Neel/Planning Director, Brooke Jackson/Planning Technician, Marge Gay/Planning Clerk, Clay Adkinson/Board Attorney, Alex Rouchaleau/City Engineer

Others present: Matt Parker/JP Eng., Agent for the Owner - The Bluffs at Lafayette Creek.

II. Large Scale Amendment - The Bluffs

Neel provided a summary of the Large Scale Amendment request:

Annexation: Parcels 01-1S-19-23000-001-0000/02-1S-19-23000-001-0030, 327.48 acres +/-annexed May 28, 2020 via Ordinance 2020-05.

Large Scale Amendment: Parcels 01-1S-19-23000-001-0000/02-1S-19-23000-001-0030, 327.48 acres +/-.

Current FLU: County Large Scale Agriculture/Estate Residential  
Proposed FLU: City Urban Development/Conservation

The project property which was already inside the City has Future Land Use designations of Urban Development and Conservation. The annexed property would be re-designated to be consistent with the remainder of the project acreage as shown on the proposed Future Land Use Map (attached).

Correspondence received:

**FREEPORT PLANNING &  
DEVELOPMENT REVIEW BOARD  
June 3, 2020 Regular Meeting Minutes**

- Hopping Green & Sams/ legal representatives of CW Roberts: letter stating existing uses as neighboring property west and south of the project in use as an asphalt mixing plant. No objection to proposed project; putting owners on notice of pre-existing industrial uses (attached).
- Jack Kiger/Eglin AFB submitted a memorandum based on Land Use Compatibility Guidelines in the Tri-County Small Area Study (attached).

Neel clarified to the Board that while Freeport had participated in the Joint Land Use Meetings pertaining to Eglin's Study, the City of Freeport opted to adopt Comprehensive Plan language consistent with the Florida Statute; 1) to allow Eglin AFB a seat on the City's Land Use Committee, i.e. the Freeport Planning & Development Review Board as an ex-officio member and 2) to allow Eglin AFB to review and offer comments on Large Scale Amendments to the Comprehensive Plan, including Future land Use Map Amendments. The City did not adopt the Land Use Compatibility Guidelines which were promoted by Eglin AFB.

Matt Parker, project representative provided additional information on the request.

- Discussed a preliminary master plan provided for informational purposes only(attached).
- Developer intends to apply to create a Planned Development Project which will come before the Planning Board for Review.
- Consistent with the adjoining City Future Land Use categories.
- Consistent with the City's Urban Service Boundary Area for the commercial corridor (331) and commercial activity center at this location.
- Discussed the topography, Lafayette Creek and vegetative communities on the property.
- Consistent with other PDPs approved in this area, such as Owls Head, Owls Head Farms and the Preserve.

Board Discussion:

Konopacki: looks to be consistent with the City's Comprehensive Plan.

Jack Kiger/Eglin AFB addressed the report he had submitted on the proposed Large Scale Amendment.

**FREEPORT PLANNING &  
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June 3, 2020 Regular Meeting Minutes**

Board Discussion:

- Konopacki stated that the Planning Board could only look at consistency with the City's Comprehensive Plan and Land Development Code, not a study

BOARD ACTION: Chair Konopacki called for a motion. Gilley motioned to recommend approval of the Large Scale Amendment as presented. Louthain seconded the motion. All ayes: motion carried.

III. Re-Zoning – The Bluffs

Neel provided a summary of the Re-Zoning application:

Re-Zoning: Parcels 01-1S-19-23000-001-0000/02-1S-19-23000-001-0030  
AND Parcels 36-1N-19-17000-001-0000/36-1N-19-17000-002-0000. 551.19  
acres +/-.

Current Zoning: Parcels 36-1N-19-17000-001-0000/36-1N-19-17000-002-  
0000:

From: Low Density Residential, Light Industrial

To: Heavy Commercial, High Density Residential, Conservation

Zoning Assignment: Parcels 01-1S-19-23000-001-0000/02-1S-19-23000-001-  
0030:

To: Heavy Commercial, High Density Residential, Conservation

Correspondence received: same letters as previously stated above.

BOARD ACTION: Chair Konopacki called for a motion. Gilley motioned to recommend approval of the Requested Re-Zoning and Zoning Assignment as presented. Louthain seconded the motion. All ayes: motion carried.

IV. Adjournment

Chair Konopacki called for a motion to adjourn. Gilley motioned to adjourn/seconded by Louthain.

The meeting adjourned at 6:43 pm.



**Freeport Planning & Zoning Department**  
**P.O. BOX 339 \* 16040 HWY 331 BUSINESS \* FREEPORT, FLORIDA 32439**

Date: June 18, 2020

To: Freeport City Council  
Freeport Planning & Development Review Board

From: Latilda Hughes-Neel AICP, Planning Director

Re: Garrett SSA/RZ

Application Summary

Project: Bayshore Roofing & Repair/Thomas Garrett, Owner

Annexation: Parcel 08-1S-19-23000-014-0030 was annexed May 28, 2020 via Ordinance 2020-05.

Historical/Current Property Use/Area:

- This property is the site of a contractor office warehouse/equipment yard which has been in place on this property for many years.
- The property to east is currently vacant/owner deceased. Previously, it was the Finch Car Lot/Auto-Body Shop. The property beyond the car lot property is vacant.
- The property/structure to the west previously was the Freeport Lion's Club. It has been converted to an office/warehouse/sales center for the HydroScout Company. Beyond
- Immediately across State Road 20 to the north of this site is the New Beginnings Church and First Steps Learning Academy Day care and Pre-School.

Small Scale Amendment: 08-1S-19-23000-014-0030, 2.5 acres +/-.

Current FLU: RV Rural Village

Proposed FLU: UD Urban Development

- The property on the north side of State Road 20 is designated Urban Development. The designation of property as Urban Development is consistent with the Comprehensive Plan.
- The request is consistent with the City Urban Service Boundary Area which designates this area as a ½ mile wide Gateway Activity Center which is part of the



## Freeport Planning & Zoning Department

P.O. BOX 339 \* 16040 HWY 331 BUSINESS \* FREEPORT, FLORIDA 32439

Comprehensive Plan Future Land Use Map Series Policy I-B-2 and I-B-3 of the Comprehensive Plan. (attached).

Re-Zoning: Parcel 08-1S-19-23000-014-0030. 2.5 acres +/-.

Current Zoning: RV Rural Village

Requested Zoning: C2-Heavy Commercial

- The request as proposed is consistent with the commercial /industrial uses currently in place in this area.
- The request as proposed is consistent with the Urban Service Boundary Area Map (Future Land Use Map Series), as the property is within a Gateway Activity Center.



Jenkins Engineering, Inc.  
1234 Airport Road, Suite 126  
Destin, FL 32541

TEL 850.837.2448  
FAX 850.837.2450  
jeicivil.com

June 11, 2020

Mrs. Latilda Hughes-Neel, AICP  
Planning Director  
City of Freeport Planning and Zoning Department  
112 State Highway 20 West  
Freeport, FL 32439

Re: Bayshore Roofing – Freeport Land Use Change and Re-zoning Request

Dear Latilda,

Please accept this correspondence as the applicant's formal request to change the current Future Land Use Designation and Zoning Designation on the following parcels:

Parcel ID	Current FLUM Designation	Requested FLUM Designation	Current Zoning	Requested Zoning
08-1S-19-23000-014-0030	Rural Village (RV)	Urban Development (UD)	N/A – Recently Annexed	High Intensity Commercial (C-2)

The property owner intends to maintain existing commercial uses on-site. The site was recently annexed into the City of Freeport and the change in future land use and requested zoning will allow this specific use on the property.

We appreciate your assistance with this matter and should you have questions or require additional information please feel free to contact me at 850-837-2448.

Sincerely,

Jamie S. Eubanks, P.E.  
Jenkins Engineering, Inc.

## **DATA & ANALYSIS**

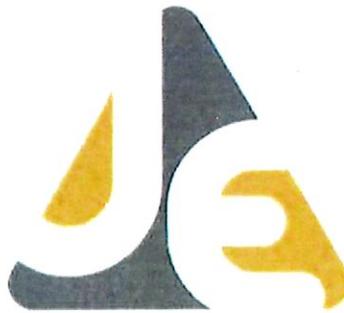
**for**

**PARCEL # 08-1S-19-23000-014-0030  
FLUM AMENDMENT & REZONING REQUEST  
FREEPORT, FLORIDA**

**PREPARED FOR:**

Tommy Garrett  
Bayshore Roofing & Repair, Inc.  
1567 FL-20 W  
Freeport, FL 32439

**PREPARED BY:**



**Jenkins Engineering  
1234 Airport Road, Suite 126  
Destin, Florida 32541  
(850) 837 - 2448**

**1) Owner's Name & Address**

Tommy Garrett  
Bayshore Roofing & Repair, Inc.  
1567 FL-20 W  
Freeport, FL 32439

**Agent's Name & Address**

Jamie S. Eubanks, P.E.  
Jenkins Engineering, Inc.  
1234 Airport Road, Suite 126  
Destin, FL 32541

**2) Property Information:**

**Property ID #:** 08-1S-19-23000-014-0030

**Acreage of Parcel:** ± 2.20 acres

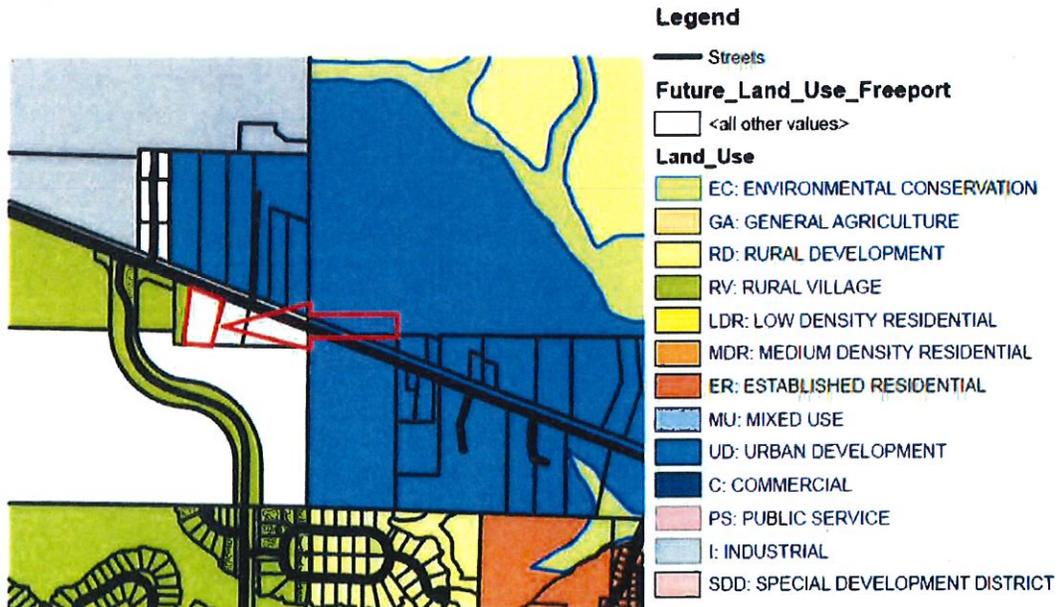
**Current Future Land Use:** Rural Village (RV)

**Proposed Future Land Use:** Urban Development (UD)

**Current Zoning:** N/A – Recently Annexed

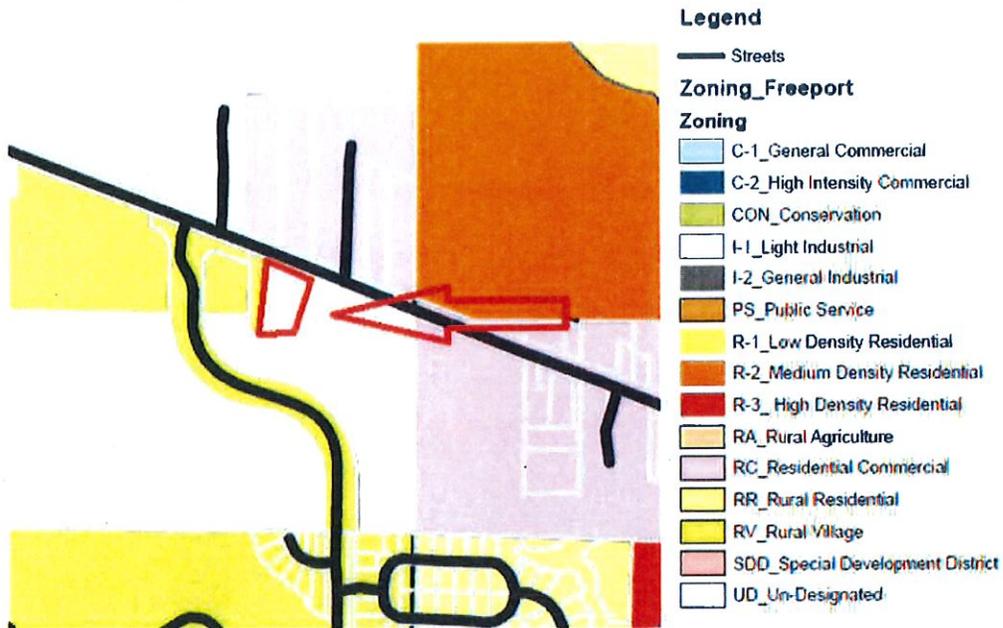
**Proposed Zoning:** High Intensity Commercial (C-2)

**3) Existing Future Land Use Map:**



*Subject property location denoted with a red markings/arrow. Note that the FLUM has not been updated to show recent annexation. Future Land Use for subject property is Rural Village (RV).*

4) Existing Zoning Map:



Subject property location denoted with a red markings/arrow. Note that the zoning map has not been updated to show recent annexation. No zoning has been assigned for the subject parcel.

5) Comparative Analysis

Note that no zoning has been assigned to the subject parcel yet. For the comparative analysis, Rural Village is considered as the existing use, given the underlying existing future land use of Rural Village. The table below represents the most intense possible use of the site, not a site-specific proposed use.

Most intense allowable use for Rural Village (RV):

- Two (2) residential units per acre = 4 units

Most intense use for High Intensity Commercial (C-2):

- Floor Area Ratio (FAR) = 0.50 = 47,916 S.F. commercial development

	General Commercial and High Density Residential	High Intensity Commercial (Maximum Intensity)
(a) Sanitary Sewer	± 1,400 GPD	± 7,187 GPD
(b) Solid Waste Disposal	± 63 lbs/day	± 287 lbs/day
(c) Stormwater Management	Must retain first 1" of pre-developed runoff	Must retain first 1" of pre-developed runoff
(d) Potable Water	± 1,400 GPD	± 7,187 GPD
(e) Recreation & Open Space	Max FAR = 0.50 / 4 residential units	Max FAR = 0.50
(f) Traffic	± 5 PM Peak Hour Trips Per Day	± 57 PM Peak Hour Trips Per Day

Additional Comparative Analysis Notes:

**General Note:** The maximum possible development in Rural Village is 4 residential units based on an approximate acreage of 2.20. The maximum possible development for High Intensity Commercial (C-2), assuming a FAR of 0.50, is approximately 47,916 S.F. of commercial use.

**Sanitary Sewer and Potable Water:** For the Rural Village (RV) analysis, sanitary sewer and potable water flows were based on 350 gallons per day, per unit. For the High Intensity Commercial (C-2) analysis, sanitary sewer and potable water flows were determined based on the assumption of 15 gallons per day, per 100 S.F. of commercial/office uses.

**Solid Waste Disposal:** Service is currently available in the City of Freeport. The need does not pose any concern for future development. The rates shown in the previous table are based on 4.51 lbs/day per, per person and 0.006 pounds per square feet of commercial/office space.

**Stormwater Management:** The City of Freeport requires that the first inch of stormwater runoff must be treated on-site. This first inch is based on the unimproved conditions of the site. Thus, the requirement is the same for both the existing land use and zoning, and the proposed land use and zoning. All standards for stormwater retention will be met in accordance with the City of Freeport's Land Development Code (LDC).

**Recreation and Open Space:** The city enjoys a surplus of recreation and open space. Future development does run any risk in forfeiting recreation or open areas. The City's open space and lot coverage requirements ensure that any development proposed at the subject property will leave abundant open space on-site.

**Traffic:** The traffic numbers noted for Rural Village are based on 4 residential single-family homes. The traffic numbers noted for General Commercial (C-2) assume of all general office space development.

**6) Natural Resources:**

Natural resources are protected under the city's LDC. No on-site wetlands are expected to be located on-site. Any wetlands within the City are subject to the same requirements that currently exist, regardless of land use or zoning category. All tree protection, historic and cultural artifacts, well protection zones, and other similar items remain subject to the same requirements as well. All such items would be analyzed at the time of development order submittal for any proposed development.

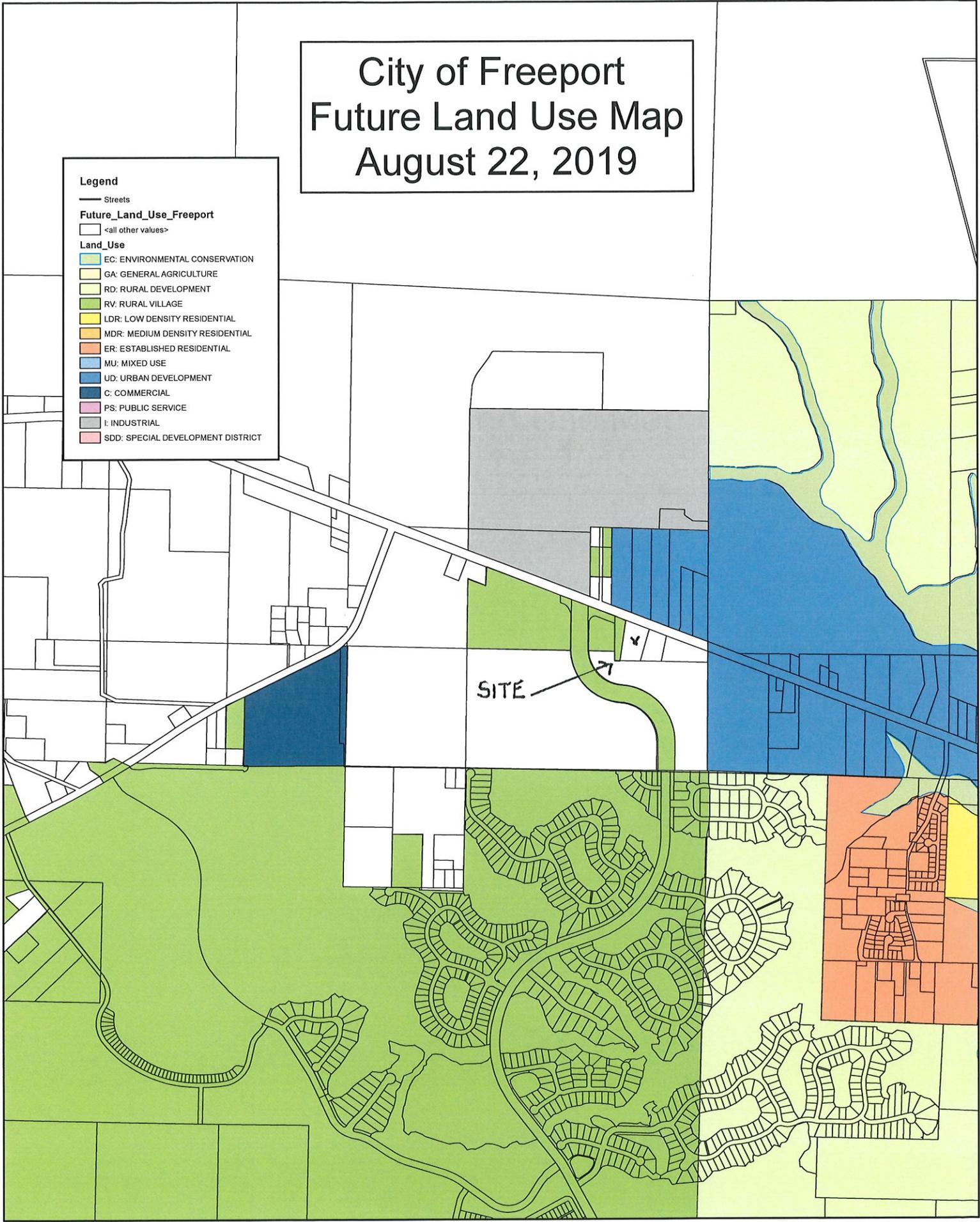
**7) Consistency with the Comprehensive Plan & Development Patterns:**

The subject property is located at the outer edges of Freeport on the city's western boundary. The surrounding areas are relatively sparsely developed. The site is home to a long-time existing business – Bayshore Roofing & Repair, Inc. As this site sits adjacent to a major arterial roadway, it is more appropriate for a commercial use than a residential one.

# City of Freeport Future Land Use Map August 22, 2019

**Legend**

- Streets
- Future\_Land\_Use\_Freeport**
- <all other values>
- Land\_Use**
- EC: ENVIRONMENTAL CONSERVATION
- GA: GENERAL AGRICULTURE
- RD: RURAL DEVELOPMENT
- RV: RURAL VILLAGE
- LDR: LOW DENSITY RESIDENTIAL
- MDR: MEDIUM DENSITY RESIDENTIAL
- ER: ESTABLISHED RESIDENTIAL
- MU: MIXED USE
- UD: URBAN DEVELOPMENT
- C: COMMERCIAL
- PS: PUBLIC SERVICE
- I: INDUSTRIAL
- SDD: SPECIAL DEVELOPMENT DISTRICT



Produced by the Planning Department of the City of Freeport.  
This map is for general reference only.  
Data layers that appear on this map  
may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT A SURVEY AND**

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# City of Freeport Future Land Use Map Proposed

**Legend**

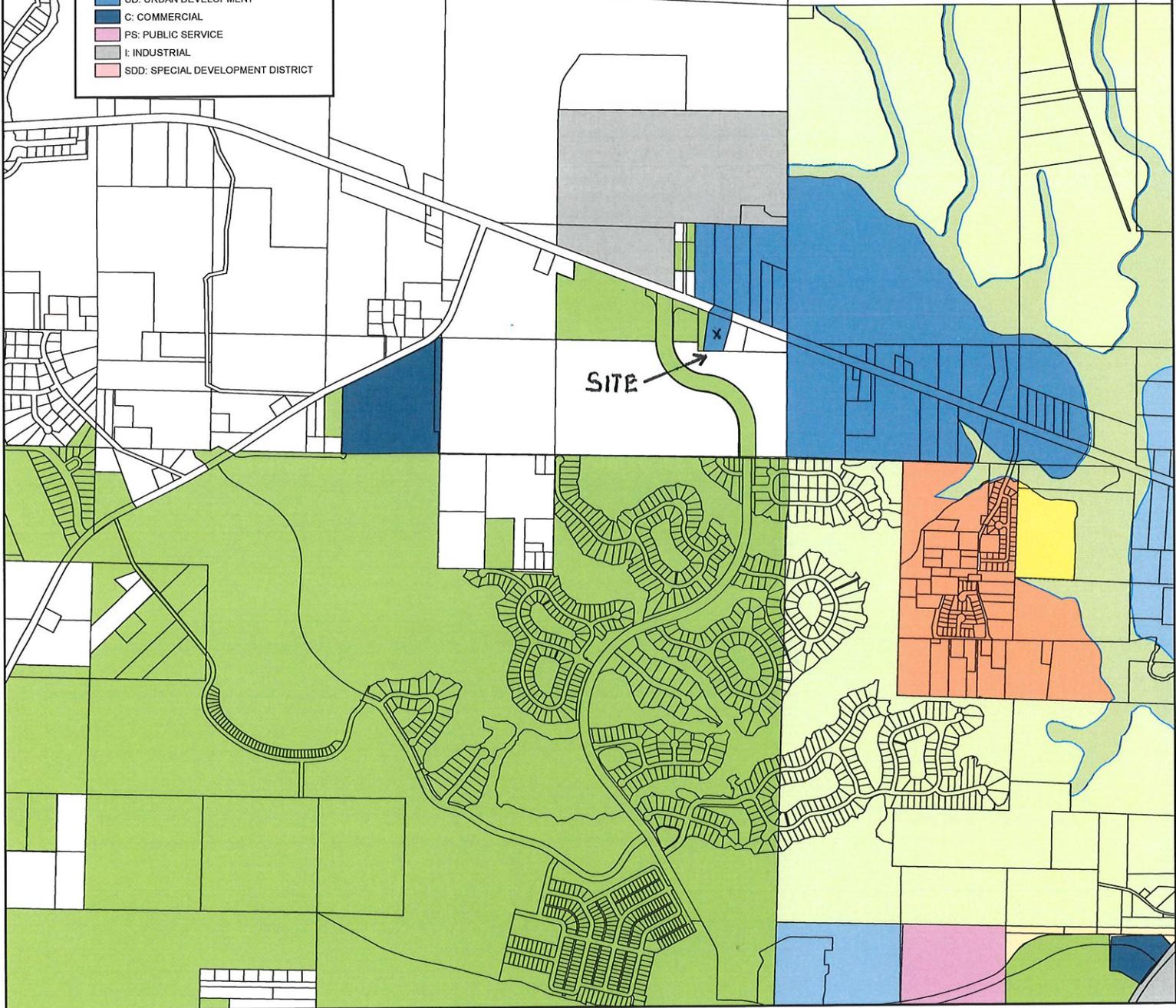
— Streets

**Future\_Land\_Use\_Freeport**

□ <all other values>

**Land\_Use**

- EC: ENVIRONMENTAL CONSERVATION
- GA: GENERAL AGRICULTURE
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0.002065 0.13 Miles



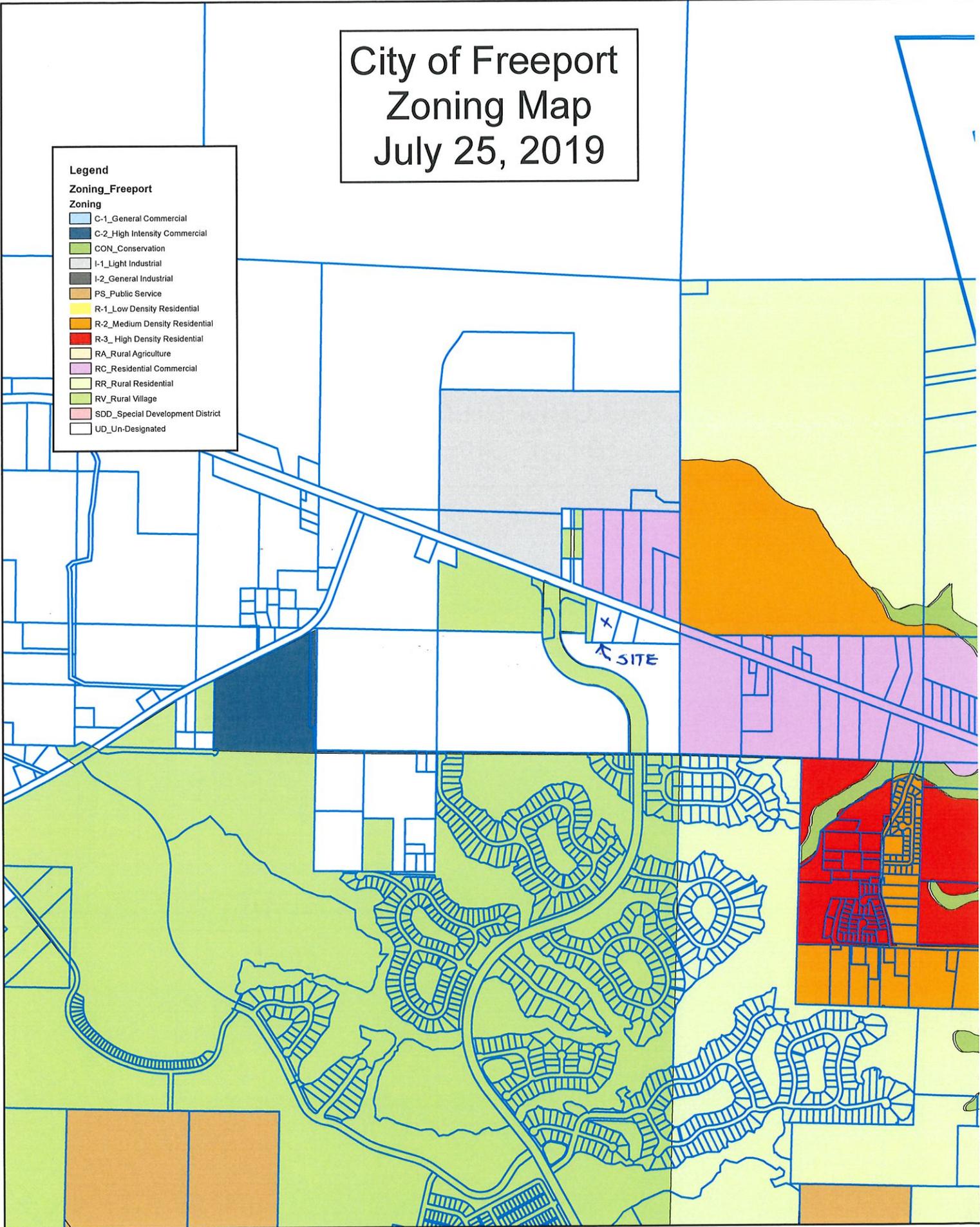
# City of Freeport Zoning Map July 25, 2019

**Legend**

**Zoning\_Freeport**

**Zoning**

	C-1_General Commercial
	C-2_High Intensity Commercial
	CON_Conservation
	I-1_Light Industrial
	I-2_General Industrial
	PS_Public Service
	R-1_Low Density Residential
	R-2_Medium Density Residential
	R-3_High Density Residential
	RA_Rural Agriculture
	RC_Residential Commercial
	RR_Rural Residential
	RV_Rural Village
	SDD_Special Development District
	UD_Un-Designated



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0 0.040.08 0.16 Miles



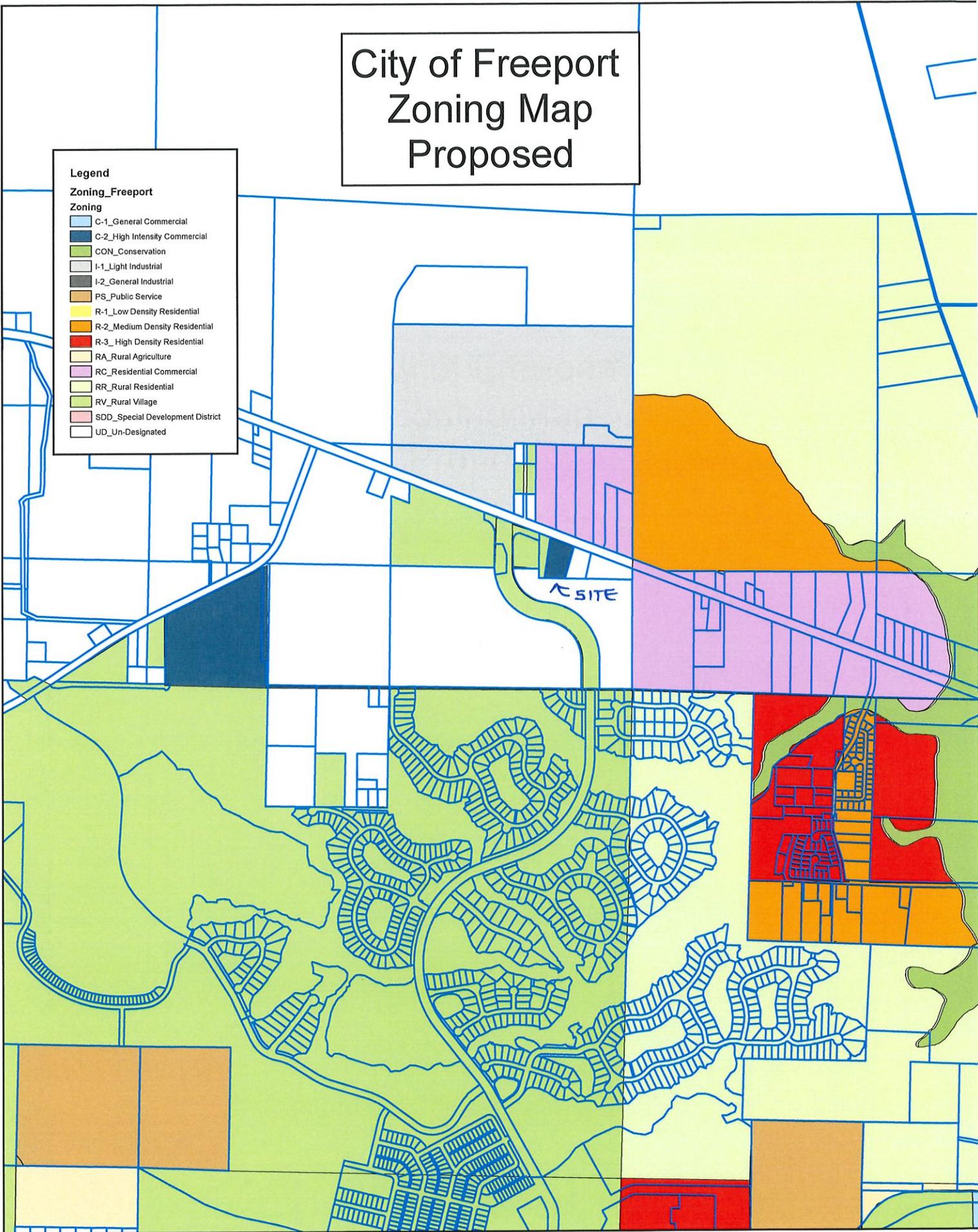
# City of Freeport Zoning Map Proposed

**Legend**

**Zoning\_Freeport**

**Zoning**

- C-1\_General Commercial
- C-2\_High Intensity Commercial
- CON\_Conservation
- I-1\_Light Industrial
- I-2\_General Industrial
- PS\_Public Service
- R-1\_Low Density Residential
- R-2\_Medium Density Residential
- R-3\_High Density Residential
- RA\_Rural Agriculture
- RC\_Residential Commercial
- RR\_Rural Residential
- RV\_Rural Village
- SDD\_Special Development District
- UD\_Un-Designated



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0 0.040.08 0.16 Miles



areas that are specifically designated and platted for neighborhood commercial uses as part of PUD master plans. Commercial uses shall not occupy more than 15 percent of the frontage of any one-mile segment of a collector or arterial roadway.

Urban infrastructure is provided or planned to provide service to the mixed use district. This is not the highest intensity district in the jurisdiction, and does not provide for regional-scale commercial, office, or other uses on a regional scale, consistent with the infrastructure plans in the Comprehensive Plan.

### **Urban Development**

This category provides for the widest range of mixed uses and the highest density and intensity of development. Residential uses are allowed to a maximum density of 1 to 16 units per acre. Commercial, office, institutional, industrial, recreation facilities and park lands, and public uses are allowed, including re scale developments. Urban infrastructure exists or is planned for expansion, extension., or installation to serve the allowable densities and intensities of development. Development standards are provided which support the mixed use, intense development of the district.

### **Industrial**

This category is intended for manufacturing, processing, storage and warehousing, wholesaling, and distribution. The industrial district allows for any industrial use, transportation, communication, or utility use, and is intended to provide appropriate areas for industrial activity. Further, this district is established to protect industrial areas from encroachment of other uses which may be inconsistent with the character of the area. Appropriate infrastructure is provided or planned to serve the area.

### **Special Development District**

Allowable uses in the Special Development District are limited to Low Density Residential Development (4 dwelling

	2000	2010	2020
Environmental/Conservation	0.41	0.34	0.26
Rural Development	.1.96	1.39	1.07
Low Density Residential	0.55	0.24	0.19
Established Residential	0.16	0.11	0.09
Commercial	0.05	0.03	0.03
Public Service	0.11	0.16	0.12
Mixed Use	0.54	0.45	0.35
Urban Development	0.58	0.61	0.32
Industrial	0.14	0.10	0.79
Agriculture	0.87	1.32	1.02
Special Development	0.67	0.47	0.37
Annexed – no land use assigned	2.53	0.0	0.00
Rural Village	0.00	1.02	0.79
Recreation	0.02	0.11	0.09
Total:		8.97	4.34

**Policy I.B.2** The Urban Service Area Boundary Area Map is hereby incorporated by reference into the Future Land Use Map Series as an overlay zone.

**Policy I.B.3.** The City will utilize its adopted Urban Service Area Boundary Area Map of the Future Land Use Map Series as a guide when making planning decisions pertaining to land use changes and new development.

**Objective I.C: The City will ensure that all future development is consistent with accepted planning principles and natural area limitations.**

**Policy I.C.1:**The City has included provisions in the Land Development Code to eliminate uses that are inconsistent with the Future Land Use Map.

**Policy I.C.2:** The City has enacted and will, as necessary, consider additional impact fees which fairly attribute the costs of development to those generating the impacts.

**Objective I.D: All development orders and permits for all development undertaken after adoption of this Plan, including any redevelopment activities, shall be issued only if there are**



## City of Freeport Urban Service Area

In 2006 the City approved an Urban Service Area Map which designated the areas where the City desired to direct particular types of growth and which established the finite future boundary of the City of Freeport as a result of annexations. The map takes into account the City's water and service area, the established historic community of Freeport, the neighboring community of Portland, the location of Eglin Air Force Base and the Nokuse Plantation conservation area. The map was created for planning purposes only and is not meant to replace or supplant the existing current Freeport Future Land Use Map and the Freeport Zoning Map. The Urban Service Area Map will serve as a vision or benchmark for directing redevelopment and new development as the City experiences new growth. An important component of this effort is the City's commitment to preserving its history and character, as established through the 2005 Freeport Design Charrette.

### **Character of Freeport:**

1) Waterfront Community, associated with the historic port area and the many water related/water dependent uses present (shipyards, port facilities, marinas, water vessel services/storage, commercial fishing); Freeport is adjacent to many creeks, rivers, bayous, and direct access to the Choctawhatchee Bay. This waterfront association is the most prevalent in the character of Freeport.

2) Sawmill Town, associated with the sawmill industry in the 1800's and 1900's. Several of the founding families of Freeport came to this area directly as a result of this industry. While sawmills are no longer active in the City, this characteristic is mostly clearly seen in the mind-set and industrious nature of the descendents of the founding families of this area.

3) Farming Community, associated with farms, silviculture, ranches, and the pre-requisite farmer's market, fruit & vegetable stands. This characteristic, while very visible, makes up a small percentage of the industry within the City.

#### 4) Intangible Qualities:

**Patriotism:** the City is highly patriotic; a goodly number of its families either work or have worked at Eglin AFB as active military, contractors or civil service.

**Tree Preservation:** Majestic oak trees are a defining characteristic of Freeport.

**Family/Community Pride:** The City's foremost goal is to provide jobs and industry for the community; to break the pattern of young people leaving the area to find work; only returning to visit and retire. The City supports on-the-job training programs and internships for its students and young people.

The City encourages developers to design their developments to compliment the character of historic Freeport; minimizing the removal of the large old trees; to form community partnerships by supporting the local industry and businesses, and by contributing to local

community services/non-profit organizations and through participation in seasonal community events.

**Urban Service Area Boundary:**

The Urban Service Area boundary was the result of several public hearings and much discussion. The City is naturally bounded by Eglin AFB and the Nokuse Plantation to the north and the Choctawhatchee Bay to the south. The boundary line to the east was the result of the requests of a number of property owners in that area to be included in the City of Freeport's boundaries at some future date and the naturally occurring boundary of Nokuse Plantation. The boundary to the west stops short of the Portland Community which is a historically well-established community. Portland residents requested that the City not overlap their established area and the City respects that wish, by having the boundary follow the east bank of Alaqua Creek.

**Urban Core:**

The original historic community of Freeport is centered on the Highway 20/Business 331 intersection and the town has grown around this center. The majority of City buildings and many of its businesses are located in the original downtown area. The City directs its highest densities and intensities to locate within this 1-mile radius area. The City strongly encourages design and development activities that will compliment the "old downtown" and bring needed services and industry to the City.

**Gateway Activity Centers:**

The City is geographically divided into quarters by the intersection of State Road 20 and US Highway 331. The City has four (4) gateways by which the City can be entered; north at Owl's Head, south at Ramsey Creek, east at the Black Creek/Highway 20 intersection and west at Hammock Bay. The City has established "Gateway Activity Centers" (1/2 mile radius) which will serve to establish aspects of the character of Freeport through architecture, landscaping, and design. The City encourages incorporation of details and design components reminiscent of those characteristics of historic Freeport and directs medium/high densities/intensities in these areas which will serve as "gateways" into the City, and will provide services for the residential neighborhoods in these areas.

**Community Activity Centers:**

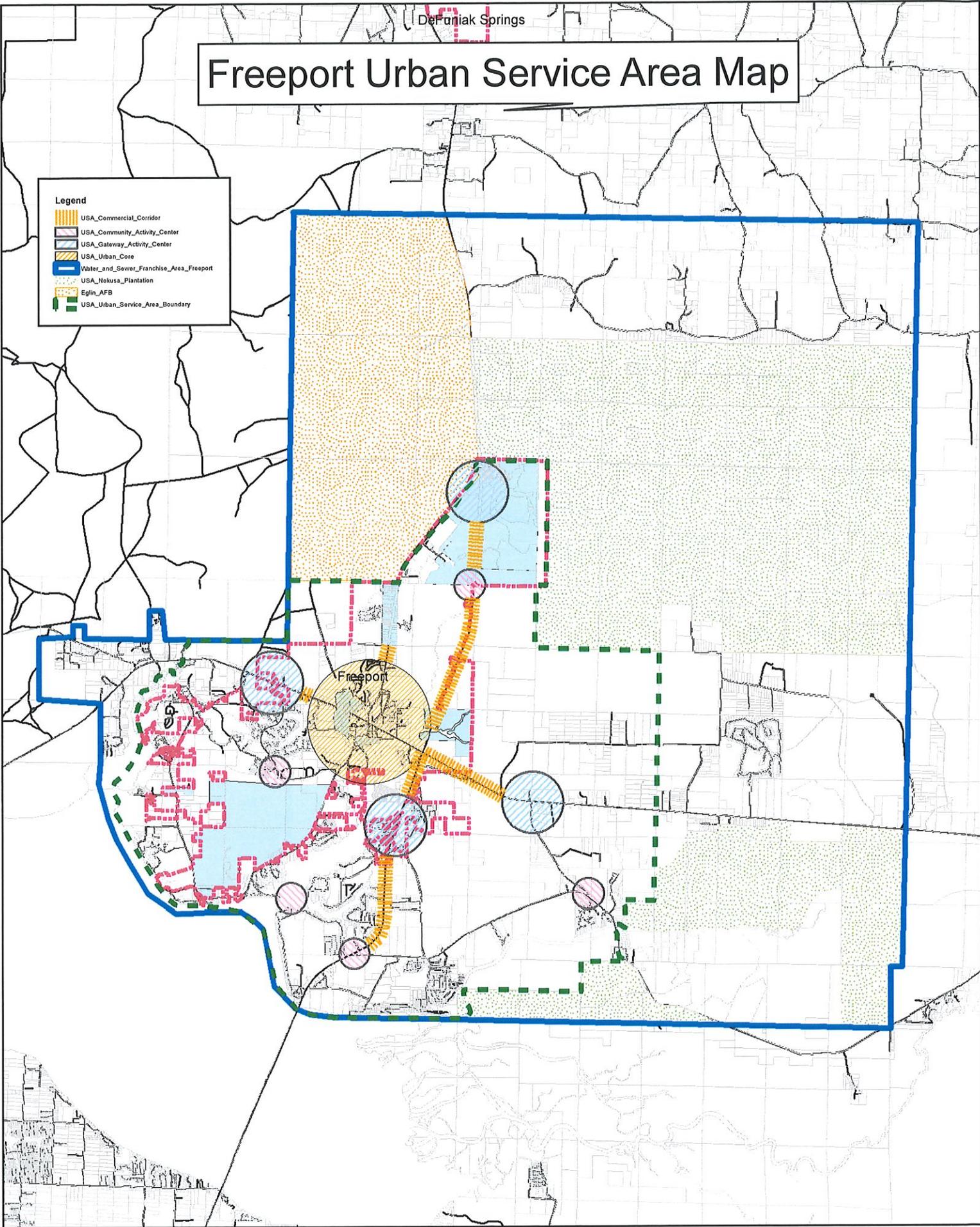
The City has established community activity centers (1/4 mile radius) at strategic intersections and within the commercial centers of larger planned developments within the City. These community activity centers tend to be more neighborhood commercial in nature and serve the vicinity with neighborhood commercial uses of low/medium intensity and density.

DeFuniak Springs

# Freeport Urban Service Area Map

**Legend**

-  USA\_Commercial\_Corridor
-  USA\_Community\_Activity\_Center
-  USA\_Gateway\_Activity\_Center
-  USA\_Urban\_Core
-  Water\_and\_Sewer\_Franchise\_Area\_Freeport
-  USA\_Nokusa\_Plantation
-  Eglin\_AFB
-  USA\_Urban\_Service\_Area\_Boundary



Produced by the Planning Department of the City of Freeport.  
 This map is for general reference only.  
 Data layers that appear on this map  
 may or may not be accurate, current, or otherwise reliable.  
 THIS MAP IS NOT A SURVEY AND

0.00753 Miles

