

Freeport  
Planning & Development  
Review Board  
June 5, 2019 Meeting Package

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**FREEPORT PLANNING &  
DEVELOPMENT REVIEW BOARD**

June 5, 2019 Meeting Agenda  
6:00 pm /Freeport City Hall Council Chambers

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- I. Meeting Called to Order
- II. Invocation / Pledge of Allegiance
- III. Approval of April 3, 2019 Regular Meeting Minutes
- IV. Approval of April 17, 2019 Special Meeting Minutes
- V. Ships Chandler Phase I Development
- VI. Marina Village Phase II Large Scale Amendment
- VII. Marina Village Phase II Re-Zoning
- VIII. Marina Village PDP Revision
- IX. Planning Updates
- X. Engineering Updates
- XI. Public Comment
- XII. Adjournment

**FREEPORT PLANNING &  
DEVELOPMENT REVIEW BOARD**

April 3, 2019 Meeting Minutes

I. Meeting Called to Order

The meeting was opened at 6:00 in the Council Chambers of Freeport City Hall.

Board members present: Ricky Fannin, Kasey Cuchens, John Konopacki (chair) and Michael Gilley.

Staff present: Latilda Hughes-Neel, Brooke Jackson, Clay Atkinson, Alex Rouchaleua, Elissa Pettis.

II. Invocation / Pledge of Allegiance

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

III. Approval of March 6, 2019 Regular Meeting Minutes

Board Action: Cuchens motioned to approve the March meeting minutes as presented. Gilley seconded the motion. All ayes; motion carried.

IV. Planning Updates

Neel gave an update of various planning projects underway.

- Sewer/water projects
- School traffic circulation
- Annexation
- Affordable Housing

V. Engineering Updates - none

VI. Stowaway Storage Development Project

Parcel Number: 10-1S-19-23000-005-0090/0110

Acreage: 9.628

Location: 15249 331 Business

Project Owner: Shon Edwards/Stowaway Storage LLC

Project Agent/Engineer: Ezzeldin Benghuzzi/Quantum Engineering

Future Land Use Designation: UD (Urban Development)

Zoning Designation: C-1 (General Commercial)

Project Summary: 23,975 sf mini-storage units.

Board Action: Gilley motioned to approve as presented. Cuchens seconded the motion

VII. Request for Special Meeting

**FREEPORT PLANNING &  
DEVELOPMENT REVIEW BOARD**  
April 3, 2019 Meeting Minutes

Neel requested that the Board hold a Special Meeting in 2 weeks on Wednesday, April 17<sup>th</sup> to hear a development proposal for First Steps Learning Academy Expansion.

Board Action: Cuchens motioned to hold the Special Meeting on April 17<sup>th</sup>. Fannin seconded the motion. All ayes; motion carried.

VIII. Public Comment – none.

IX. Adjournment

Cuchens motioned to adjourn. Gilley seconded the motion. The meeting adjourned at 6:15 pm.

**FREEPORT PLANNING &  
DEVELOPMENT REVIEW BOARD**  
April 17, 2019 Special Meeting Agenda

I. Meeting Called to Order

The April 17, 2019 Planning & Development Review Board Special Meeting was called to order at 6:00 pm in the Council Chambers of Freeport City Hall.

Board members present: Ricky Fannin, Kasey Cuchens, John Konopacki (Chair), Steve Thomas (Vice-Chair) and Michael Gilley.

Staff present: City Attorney Clay Adkinson, Planning Director Latilda Neel, Planning Technician Brooke Jackson and City Engineer Elissa Pettis.

II. Invocation / Pledge of Allegiance

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

III. First Steps Learning Academy Expansion

Project Summary: phased development with stormwater, parking and landscaping provided at each phase on 4.5 acres located at 1588 Highway 20 West;

Existing Development: 4500 sf daycare facility with playground

Phase I: 68'x98' Classroom Addition, FDOT driveway connection/access/sidewalk

Phase II: 30'x70' storage facility; demolition of original building, 68'x56' Classroom Addition, additional playground area

Phase III: 68'x70' Classroom Addition, basketball court, playground area

Phase IV: 68'x70' Classroom addition

Phase V: 100'x100' Fitness Center, 1200 sf security apartment/office

Public Comment/Discussion:

Jody Collinsworth asked questions about the stormwater. Project Engineer Elissa Pettis provided a description of the stormwater plan for the project.

Randy Morris asked questions regarding traffic and FDOT permitting. Pettis stated that the FDOT warranty study didn't justify a turn lane and that the project already has its Driveway Permit. Morris also asked about the ages of children utilizing the facility. Owner Brittany Hay stated that the enrollment was birth to 13 years; full-day facilities for children under school age and aftercare facilities for school-age children.

**FREEPORT PLANNING &  
DEVELOPMENT REVIEW BOARD**  
April 17, 2019 Special Meeting Agenda

Chair Konopacki suggested that Pettis check with FDOT to see if a school zone flashing light was warranted.

Board Action: Thomas motioned to approve as presented. Cuchens seconded the motion. 5:0/all ayes; motion carried.

IV. Adjournment

Konopacki called for a motion to adjourn. Motion by Cuchens. Meeting adjourned at 6:17 pm.



## Freeport Planning & Zoning Department

Planning & Zoning/Development Coordination & Review/Building Permit Review  
Code Enforcement/Annexation/Grants Coordination/Floodplain Management  
Planning & Development Review Board/Freeport Recreation Board

P.O. BOX 339 \* FREEPORT CITY HALL \* 112 HIGHWAY 20 WEST \* FREEPORT, FLORIDA 32439

Date: May 29, 2019

To: Freeport City Council  
Planning & Development Review Board

From: Latilda Hughes-Neel AICP/Planning Director

Re: SHIPS CHANDLER PHASE I

### Development Summary:

Parcel Number: 22-1s-19-23000-018-0010 & 22-1s-19-23000-018-0011

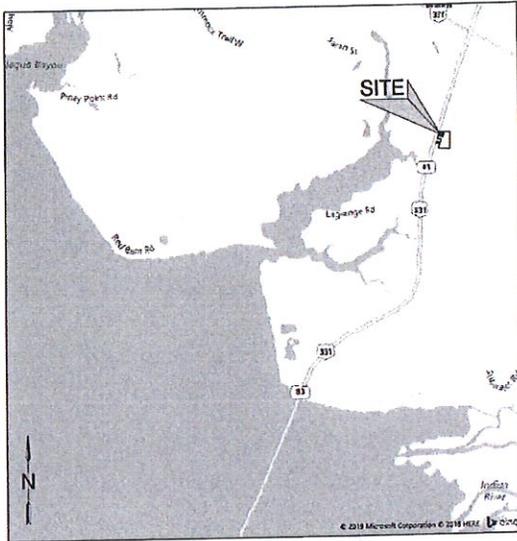
Location: located on the east side of 331 South, across from Copelands

Acreage: 15.57 acres

Development: Phase 1 consists of 6,250sf retail, boat sales and maintenance. This site has 3 planned phases. Separate development orders will be obtained for Phases 2 and 3.

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

# THE SHIPS CHANDLER FREEPORT FREEPORT, FLORIDA



**VICINITY MAP**  
NOT TO SCALE

**DUTY TO INDEMNIFY**

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND HOLD HARMLESS THE OWNER AND ENGINEER AND THEIR RESPECTIVE ADVISORS, REPRESENTATIVES, AGENTS AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL STATE, COUNTY, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY OR ARISING OUT OF, OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF FLORIDA AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVIDERS VOID OR UNENFORCEABLE. IN THE EVENT OF ANY SUCH CLAIM INCLUDING DEATH OR DAMAGE, OR CLAIM THEREON, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

**LEGAL DESCRIPTION**

AS RECORDED IN 2017 PG 2112  
BEGIN AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA; THENCE PROCEED NORTH 87°00'17" W, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 284.38 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N 4°07'17" W, A DISTANCE OF 284.38 FEET; THENCE PROCEED N 87°00'17" W, A DISTANCE OF 200.00 FEET TO THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 90, A DISTANCE OF 284.38 FEET; THENCE PROCEED N 87°00'17" W, A DISTANCE OF 200.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, PROCEED S 75°25'35" E, A DISTANCE OF 200.00 FEET; THENCE PROCEED N 1°00'00" E, A DISTANCE OF 200.00 FEET; THENCE PROCEED S 75°25'35" E, A DISTANCE OF 19.00 FEET; THENCE PROCEED N 1°00'00" E, A DISTANCE OF 200.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 184.87 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, PROCEED S 4°07'17" W, A DISTANCE OF 284.38 FEET TO THE POINT OF BEGINNING OF SAID SECTION 22; THENCE PROCEED SOUTH 19° 19' 19" W, ALONG SAID EAST LINE OF SECTION, A DISTANCE OF 884.19 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

**ALSO BEING DESCRIBED AS**

BEGIN AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA; THENCE PROCEED NORTH 87°00'17" W, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 284.38 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N 4°07'17" W, A DISTANCE OF 284.38 FEET; THENCE PROCEED N 87°00'17" W, A DISTANCE OF 200.00 FEET TO THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 90, A DISTANCE OF 284.38 FEET; THENCE PROCEED N 87°00'17" W, A DISTANCE OF 200.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, PROCEED S 75°25'35" E, A DISTANCE OF 200.00 FEET; THENCE PROCEED N 1°00'00" E, A DISTANCE OF 200.00 FEET; THENCE PROCEED S 75°25'35" E, A DISTANCE OF 19.00 FEET; THENCE PROCEED N 1°00'00" E, A DISTANCE OF 200.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 184.87 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, PROCEED S 4°07'17" W, A DISTANCE OF 284.38 FEET TO THE POINT OF BEGINNING OF SAID SECTION 22; THENCE PROCEED SOUTH 19° 19' 19" W, ALONG SAID EAST LINE OF SECTION, A DISTANCE OF 884.19 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

**PARCEL A (AS RECORDED IN 08 2882 PG 2148)**

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA; THENCE NORTH 87°00'17" WEST, ALONG SOUTH LINE OF SAID SECTION 22, 284.38 FEET; THENCE NORTH 1°00'00" EAST, 200.00 FEET; THENCE NORTH 87°00'17" WEST, 200.00 FEET TO THE EASTERN RIGHT OF WAY OF STATE ROAD 80 (US HIGHWAY 331); THENCE NORTH 1°00'00" EAST, ALONG SAID RIGHT OF WAY LINE, 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 1°00'00" EAST, ALONG SAID RIGHT OF WAY LINE, 100.00 FEET; THENCE SOUTH 75°25'35" WEST, 200.00 FEET TO THE POINT OF BEGINNING.

**PARCEL B (AS RECORDED IN 08 2882 PG 2148)**

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA; THENCE NORTH 87°00'17" WEST, ALONG SOUTH LINE OF SAID SECTION 22, 284.38 FEET; THENCE NORTH 1°00'00" EAST, 200.00 FEET; THENCE NORTH 87°00'17" WEST, 200.00 FEET TO THE EASTERN RIGHT OF WAY OF STATE ROAD 80 (US HIGHWAY 331); THENCE NORTH 1°00'00" EAST, ALONG SAID RIGHT OF WAY LINE, 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 1°00'00" EAST, ALONG SAID RIGHT OF WAY LINE, 100.00 FEET; THENCE SOUTH 75°25'35" WEST, 200.00 FEET TO THE POINT OF BEGINNING.

**PARCEL C (AS RECORDED IN 08 2882 PG 2148)**

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA; THENCE NORTH 87°00'17" WEST, ALONG SOUTH LINE OF SAID SECTION 22, 284.38 FEET; THENCE NORTH 1°00'00" EAST, 200.00 FEET; THENCE NORTH 87°00'17" WEST, 200.00 FEET TO THE EASTERN RIGHT OF WAY OF STATE ROAD 80 (US HIGHWAY 331); THENCE NORTH 1°00'00" EAST, ALONG SAID RIGHT OF WAY LINE, 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 1°00'00" EAST, ALONG SAID RIGHT OF WAY LINE, 100.00 FEET; THENCE SOUTH 75°25'35" WEST, 200.00 FEET TO THE POINT OF BEGINNING.

**UTILITY PROVIDERS**

<b>WATER/SANITARY</b> CITY OF FREEPORT 115 HIGHWAY 25 FREEPORT, FL 32433 (904) 455-5323	<b>TELEPHONE</b> CENTURYLINK 111 MARY ESTHER OUTOFF FT. WALTON BEACH, FL 32544 (904) 244-1150	<b>ELECTRIC</b> CHIEFO ELECTRIC 140 HOLLYWOOD BLVD FT. WALTON BEACH, FL 32544 (904) 255-5787	<b>SEWER</b> CITY OF FREEPORT 115 HIGHWAY 25 FREEPORT, FL 32433 (904) 455-5323
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**CLIENT INFORMATION**

**FETER WRIGHT**  
648 E. HIGHWAY 98  
DESTIN, FLORIDA 32841  
PHONE: (904) 253-1422  
petefw@shipschandler.com

**NOTE**

USE LATEST CITY OF FREEPORT, FREEPORT, WALTON COUNTY AND/OR, D.T. TECHNICAL SPECIFICATIONS AND DETAILS UNLESS OTHERWISE NOTED.

**SHEET INDEX**

01	W-SHEET TITLE
02	COVER SHEET
03	EXISTING CONDITIONS
04	EROSION CONTROL PLAN
05	OVERALL SITE PLAN
06	ENLARGED SITE PLAN
07	SWEEP PATH ANALYSIS
08	GRADING & DRAINAGE PLAN
09	UTILITY PLAN
10	LANDSCAPE PLAN
11	UTILITY DETAILS
12	SPECIFICATIONS I
13	SPECIFICATIONS II

**JENKINS ENGINEERING, INC.**  
1000 W. UNIVERSITY BLVD., SUITE 100  
TALLAHASSEE, FLORIDA 32304  
TEL: (904) 833-1111  
FAX: (904) 833-1112  
WWW.JENKINS-ENG.COM  
C.O.A. NO. 100-21027

REGISTERED PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
NO. 100-21027  
EXPIRES 12/31/2025

NO.	DATE	DESCRIPTION
1	01/21/18	ISSUED FOR PERMITTING
2	01/21/18	ISSUED FOR PERMITTING
3	01/21/18	ISSUED FOR PERMITTING
4	01/21/18	ISSUED FOR PERMITTING
5	01/21/18	ISSUED FOR PERMITTING
6	01/21/18	ISSUED FOR PERMITTING
7	01/21/18	ISSUED FOR PERMITTING
8	01/21/18	ISSUED FOR PERMITTING
9	01/21/18	ISSUED FOR PERMITTING
10	01/21/18	ISSUED FOR PERMITTING
11	01/21/18	ISSUED FOR PERMITTING
12	01/21/18	ISSUED FOR PERMITTING
13	01/21/18	ISSUED FOR PERMITTING
14	01/21/18	ISSUED FOR PERMITTING
15	01/21/18	ISSUED FOR PERMITTING
16	01/21/18	ISSUED FOR PERMITTING
17	01/21/18	ISSUED FOR PERMITTING
18	01/21/18	ISSUED FOR PERMITTING
19	01/21/18	ISSUED FOR PERMITTING
20	01/21/18	ISSUED FOR PERMITTING

**THE SHIPS CHANDLER FREEPORT  
COVER SHEET**

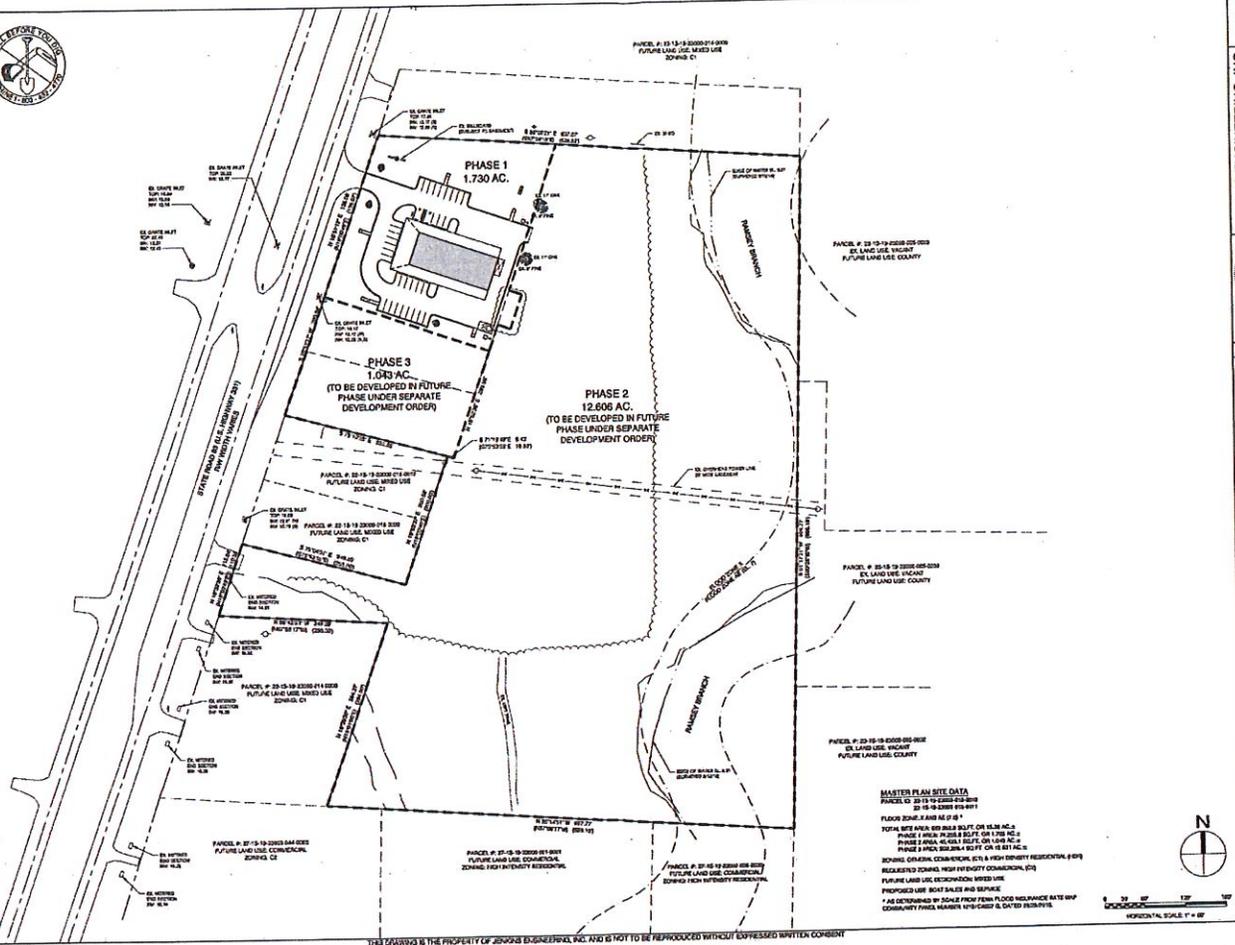
DATE: 01-21-18  
DESIGNED: M.L.W.R.F.  
DRAWN: M.S.F.

PROJECT NUMBER: 18-001  
SHEET NUMBER: 01 OF 13  
SHEET NUMBER: C01





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**MASTER PLAN SITE DATA**  
 PARCEL ID: 23-13-23000-01-0000  
 FLOOR ZONE: 23-13-23000-01-0000  
 TOTAL SITE AREA: 600.0000 AC. (24.0000 MI<sup>2</sup>)  
 PHASE 1 AREA: 1.7300 AC. (0.0000 MI<sup>2</sup>)  
 PHASE 2 AREA: 12.6060 AC. (0.2280 MI<sup>2</sup>)  
 PHASE 3 AREA: 1.0930 AC. (0.0200 MI<sup>2</sup>)  
 FUTURE LAND USE: COMMERCIAL, MIXED USE, RESIDENTIAL  
 PROPOSED USE: BOUTIQUE AND RESIDENTIAL  
 \* AS DETERMINED BY ZONING FROM FLOOR AREA RATIO AND  
 COVERAGE PERCENTAGE, NUMBER OF UNITS AND DATED PERMITS.



**JENKINS ENGINEERING, INC.**  
 1000 W. BROADWAY, SUITE 100  
 FORT WORTH, TEXAS 76102  
 TEL: 817.339.1111  
 FAX: 817.339.1112  
 WWW.JENKINS-ENG.COM  
 C.O.A. NO. 10677

**STATE OF TEXAS**  
 ENGINEER  
 JENKINS ENGINEERING, INC.  
 1000 W. BROADWAY, SUITE 100  
 FORT WORTH, TEXAS 76102  
 EXPIRES: 01-31-2018

**PROJECT INFORMATION**

PROJECT NO.	18-01
DATE	01-2018
DESIGNED BY	MSL/MT
DRAWN BY	MT
CHECKED BY	MT
DATE	01-2018

**CLIENT INFORMATION**

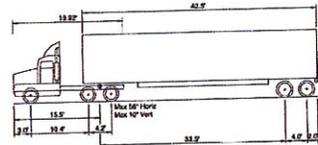
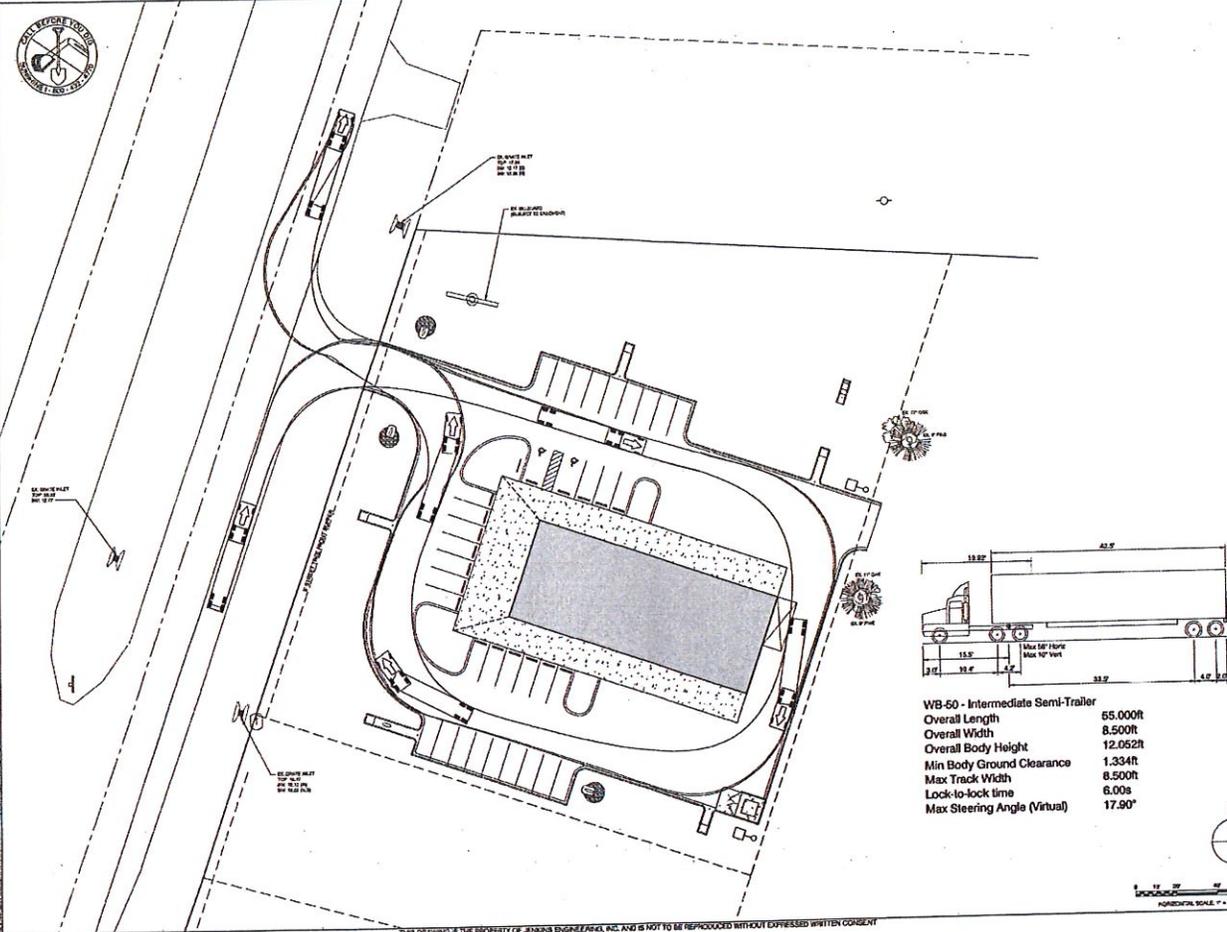
THE SUEBS CHANDLER PRESPORT  
 PROJECT, L.P.  
 OVERALL SITE PLAN

DATE: 01-2018  
 SHEET NUMBER: C04

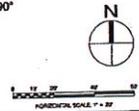
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WB-60 - Intermediate Semi-Trailer  
 Overall Length 65.00ft  
 Overall Width 8.50ft  
 Overall Body Height 12.052ft  
 Min Body Ground Clearance 1.334ft  
 Max Track Width 6.50ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 17.90°



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**JENKINS ENGINEERING, INC.**  
 101 EAST PARKWAY, SUITE 100  
 GREENWOOD, MISSISSIPPI 39206  
 PHONE: 662.335.1111  
 FAX: 662.335.1112  
 WWW.JENKINS-ENG.COM  
 C.O.A. NO. 0027

**PETER VINCENT**  
 LICENSE NO. 15459  
 STATE OF MISSISSIPPI  
 PROFESSIONAL ENGINEER

**THE SHIPS CHANDLER FREEPORT**  
 IMPROVEMENT PROJECT  
 SHEET PATH ANALYSIS  
 SHEET NUMBER C06

DATE: 01-20-11  
 DESIGNED: M3LMPF  
 CHECKED: M3LMPF

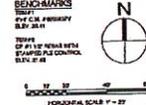
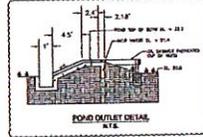
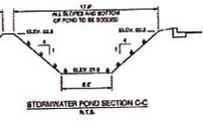
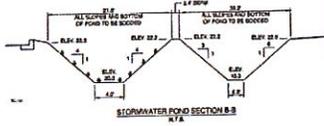
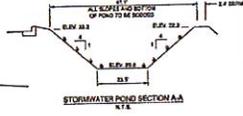
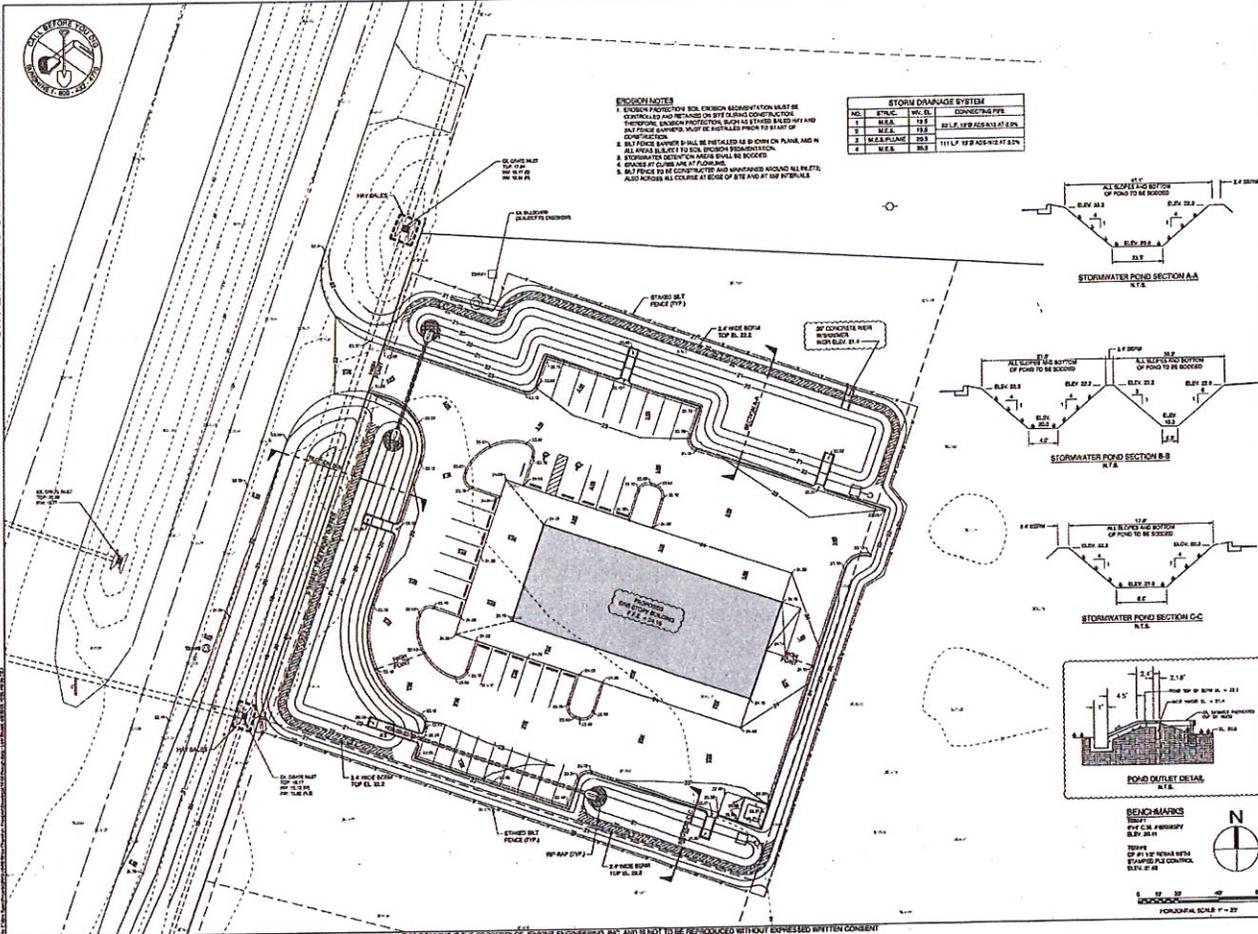
DATE: 01-20-11  
 DRAWING NUMBER: 06 OF 13  
 SHEET NUMBER: C06

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- EROSION NOTES**
1. EROSION PROTECTION FOR EROSION PREVENTION MUST BE CONTINUED AND MAINTAINED ON SITE DURING CONSTRUCTION.
  2. EROSION PROTECTION SHALL BE MAINTAINED UNTIL ALL FILLING OPERATIONS MUST BE INSTALLED PRIOR TO START OF CONSTRUCTION.
  3. SILT FENCE BARRIERS SHALL BE INSTALLED AS SHOWN ON PLAN AND IN ALL AREAS SUBJECT TO SOIL EROSION EXPOSURE.
  4. STORMWATER SHALL NOT BE ALLOWED TO BE DISCHARGED TO ADJACENT AREAS AT FLOWWAYS.
  5. SILT FENCE TO BE CONSTRUCTED AND MAINTAINED AROUND ALL PILES, ALSO AROUND ALL CURBS AT EDGE OF SITE AND AT TOP OF PILES.

STORM DRAINAGE SYSTEM		
NO.	SP. NO.	CONNECTING PIPE
1	11.2	12" P.V.C. 12' @ 0.00%
2	11.3	12" P.V.C. 12' @ 0.00%
3	11.4	12" P.V.C. 12' @ 0.00%
4	11.5	12" P.V.C. 12' @ 0.00%



**JENKINS ENGINEERING, INC.**  
 121 WEST STREET  
 FAYETTEVILLE, NC 28404  
 PHONE: 704.336.1111  
 FAX: 704.336.1112  
 E-MAIL: JENKINS@JENKINS-INC.COM  
 C.O. # 36073

**SCOTT E. CHANDLER**  
 STATE OF NORTH CAROLINA  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 36073

**THE SHIPS CHANDLER FREEPORT  
 GRADING & DRAINAGE PLAN**

**SHEET NUMBER  
 C07**

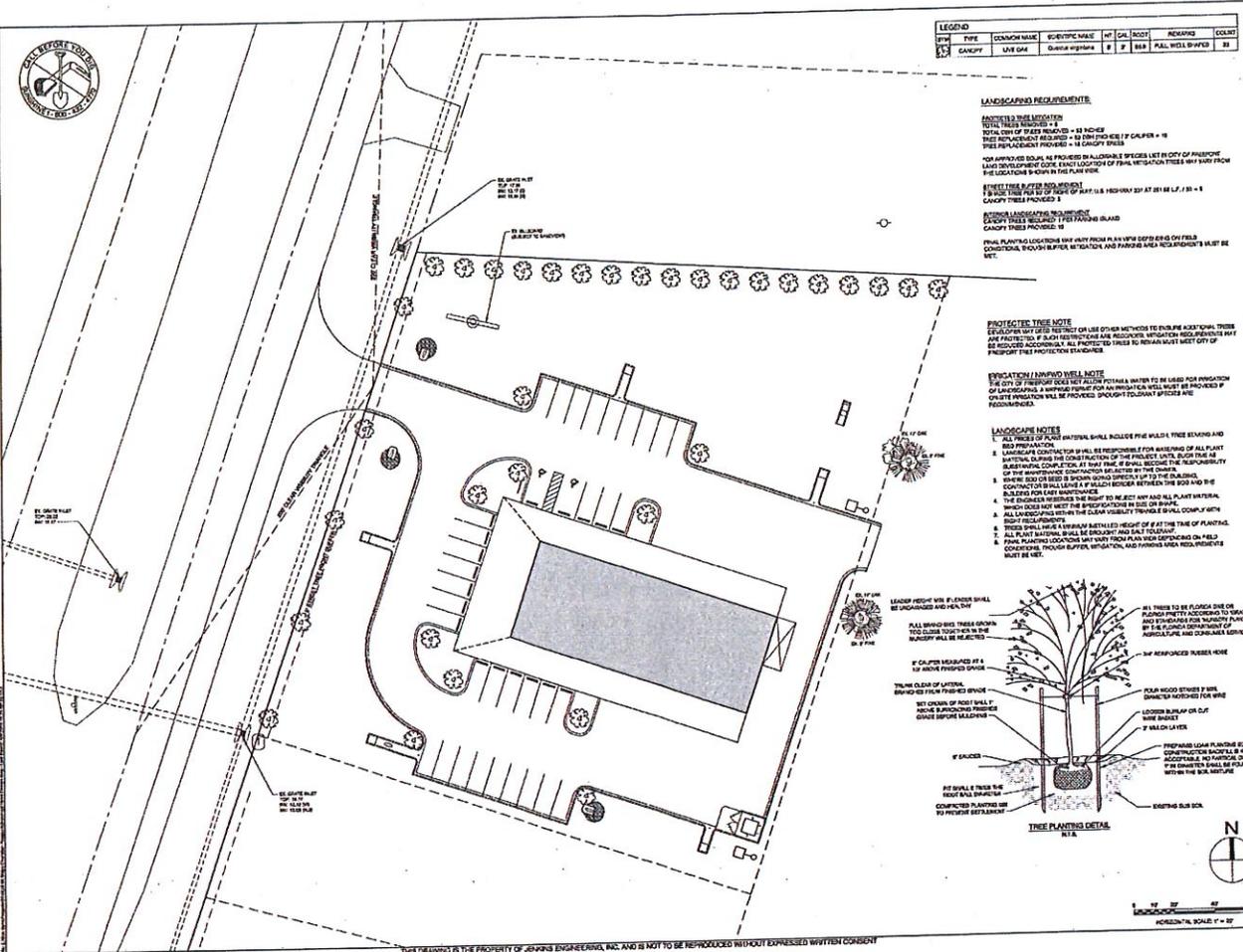
**DATE: 01-2019  
 DESIGNED: M. J. WYATT  
 CHECKED: M. J. WYATT**

**PROJECT NUMBER: 19-001**

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LEGEND

SYMBOL	TYPE	COMMON NAME	SCIENTIFIC NAME	HT	CAL	ROOT	REMARKS	COUNT
(Symbol)	CANOPY	LAUREL OAK	Quercus laevis	8'	F	BB	FULL WHEEL W/WORK	23

**LANDSCAPING REQUIREMENTS:**

**PAVEMENT TREE MITIGATION:**  
 TOTAL TREES REQUIRED = 8  
 TOTAL CANOPY OF TREES REQUIRED = 18 INCHES  
 TREE REPLACEMENT PROVIDED = 18 CANOPY TREES

**FOR APPROVED SOILS:** ALL PROPOSED PLANTINGS SHALL BE SET IN CITY OF FREEPORT LAND DEVELOPMENT CODE. EXACT LOCATION OF FINAL MITIGATION TREES MAY VARY FROM THE LOCATION SHOWN IN THIS PLAN.

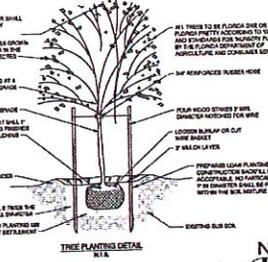
**PROTECTIVE TREE MITIGATION:**  
 1. USE TREE PITS TO PROTECT TREE TRUNKS FROM DAMAGE BY STREETS AT 24" DIA. x 18" H. x 18" CANOPY TREES PROVIDED: 18

**PLANTING LANDSCAPING REQUIREMENTS:**  
 1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FREEPORT LAND DEVELOPMENT CODE. EXACT LOCATION OF FINAL MITIGATION TREES MAY VARY FROM THE LOCATION SHOWN IN THIS PLAN.

**PROTECTIVE TREE NOTE:**  
 THE CITY OF FREEPORT DOES NOT ALLOW POTENTIAL WATER TO BE USED FOR MITIGATION OF PROTECTIVE TREES. A PERMIT MUST BE OBTAINED FOR ANY SUCH MITIGATION. ALL PROTECTIVE TREES TO REMAIN MUST MEET CITY OF FREEPORT TREE PROTECTION STANDARDS.

**EDUCATION/AMPHIBIOUS WELL NOTE:**  
 THE CITY OF FREEPORT DOES NOT ALLOW POTENTIAL WATER TO BE USED FOR MITIGATION OF EDUCATION/AMPHIBIOUS WELLS. A PERMIT MUST BE OBTAINED FOR ANY SUCH MITIGATION. ALL PROTECTIVE TREES TO REMAIN MUST MEET CITY OF FREEPORT TREE PROTECTION STANDARDS.

- LANDSCAPE NOTES:**
1. ALL TYPES OF SOIL MATERIAL SHALL INCLUDE FIVE WELLS TREE SOILING AND SOIL PREPARATION.
  2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING ALL PLANTING REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR PLANTING.
  3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FREEPORT LAND DEVELOPMENT CODE. EXACT LOCATION OF FINAL MITIGATION TREES MAY VARY FROM THE LOCATION SHOWN IN THIS PLAN.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR PLANTING.
  5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FREEPORT LAND DEVELOPMENT CODE. EXACT LOCATION OF FINAL MITIGATION TREES MAY VARY FROM THE LOCATION SHOWN IN THIS PLAN.
  6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FREEPORT LAND DEVELOPMENT CODE. EXACT LOCATION OF FINAL MITIGATION TREES MAY VARY FROM THE LOCATION SHOWN IN THIS PLAN.
  7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FREEPORT LAND DEVELOPMENT CODE. EXACT LOCATION OF FINAL MITIGATION TREES MAY VARY FROM THE LOCATION SHOWN IN THIS PLAN.
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**JENKINS ENGINEERING, INC.**  
 10000 W. UNIVERSITY BLVD. SUITE 100  
 TAMPA, FLORIDA 33613  
 TEL: 813-973-1111  
 FAX: 813-973-1112  
 WWW.JENKINS-ENG.COM  
 C.O.A. NO. 12527

**STATE OF FLORIDA**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 12527

**THE SHIPS CHANDLER FREEPORT**  
 LANDSCAPE PLAN  
 SHEET NUMBER 009

DATE: 01-20-19  
 DESIGNED: M. J. JENKINS  
 DRAWING: M. J. JENKINS

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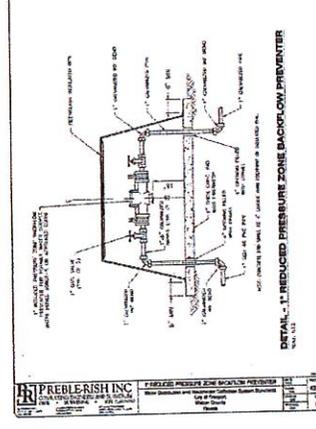
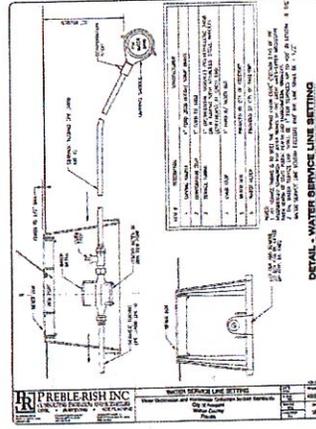
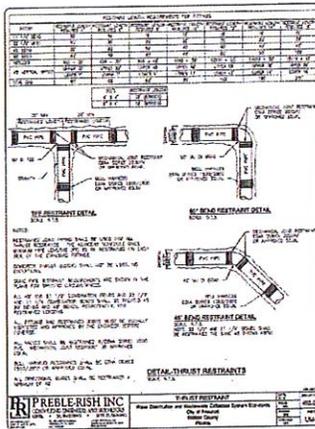
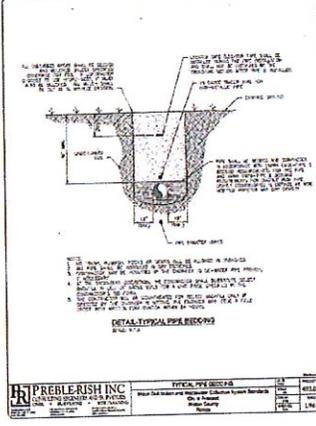
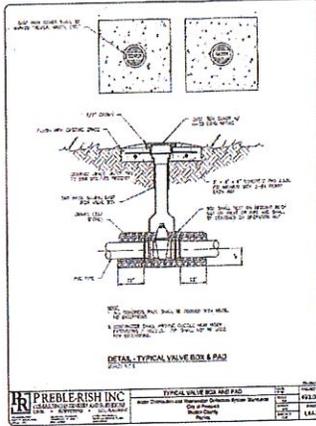


FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

**GENERAL NOTES**

1. All work shall be in accordance with the California Building Code, 1995 Edition, and all applicable amendments.
2. All materials shall be of the highest quality and shall be approved by the local building department.
3. All work shall be done in accordance with the manufacturer's instructions.
4. All work shall be done in accordance with the applicable code requirements.
5. All work shall be done in accordance with the applicable code requirements.
6. All work shall be done in accordance with the applicable code requirements.
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10. All work shall be done in accordance with the applicable code requirements.

**PREBLE-RISH INC.**  
 17000 S. GARDEN AVENUE  
 GARDEN CITY, CA 92345  
 (951) 646-1000  
 FAX: (951) 646-1001  
 WWW.PREBLE-RISH.COM



**JENKINS ENGINEERING, INC.**  
 10000 S. GARDEN AVENUE  
 GARDEN CITY, CA 92345  
 (951) 646-1000  
 FAX: (951) 646-1001  
 WWW.JENKINS-ENGINEERING.COM

**THE SHIPS CHANDLER PREPOT  
 UTILITY DETAILS**

**PREPARED BY:** MS/MPP  
**DATE:** 01-20-09  
**DESIGNED BY:** MS/MPP  
**CHECKED BY:** MS/MPP

**DRAWING NUMBER:** 11 OF 12  
**SHEET NUMBER:** C11



FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

**1.0 GENERAL NOTES**

1.1 PERMITTING: This drawing is for permitting only and is not to be used for construction. The contractor shall obtain all necessary permits from the appropriate authorities.

1.2 CONSTRUCTION: The contractor shall construct the work in accordance with the specifications and standards of the American Institute of Steel Construction, Inc. (AISC) and the American Institute of Welding (AIW).

1.3 MATERIALS: All materials shall be of the highest quality and shall conform to the specifications of the AISC and AIW. The contractor shall provide all materials and labor for the construction of the work.

1.4 WORKMANSHIP: The work shall be executed in a workmanlike manner and shall conform to the standards of the AISC and AIW. The contractor shall be responsible for the quality of the work and shall provide all necessary supervision and inspection.

1.5 PROTECTION: The contractor shall protect all existing structures and utilities and shall be responsible for the safety of the work. The contractor shall provide all necessary safety measures and shall be responsible for the safety of the work.

1.6 CLEANUP: The contractor shall be responsible for the cleanup of the work and shall remove all debris and materials from the site. The contractor shall provide all necessary equipment and labor for the cleanup of the work.

1.7 INSPECTION: The contractor shall provide all necessary access for inspection and shall be responsible for the results of the inspection. The contractor shall provide all necessary information and shall be responsible for the results of the inspection.

1.8 AS-BUILT: The contractor shall provide all necessary information for the as-built drawings and shall be responsible for the accuracy of the as-built drawings. The contractor shall provide all necessary information and shall be responsible for the accuracy of the as-built drawings.

1.9 RECORD DRAWINGS: The contractor shall provide all necessary information for the record drawings and shall be responsible for the accuracy of the record drawings. The contractor shall provide all necessary information and shall be responsible for the accuracy of the record drawings.

1.10 FINAL INSPECTION: The contractor shall provide all necessary information for the final inspection and shall be responsible for the results of the final inspection. The contractor shall provide all necessary information and shall be responsible for the results of the final inspection.

**2.0 SPECIFICATIONS**

2.1 GENERAL: The work shall be executed in accordance with the specifications and standards of the AISC and AIW. The contractor shall be responsible for the quality of the work and shall provide all necessary supervision and inspection.

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**3.0 DETAILS**

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**4.0 NOTES**

4.1 GENERAL: The work shall be executed in accordance with the specifications and standards of the AISC and AIW. The contractor shall be responsible for the quality of the work and shall provide all necessary supervision and inspection.

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**LEAKINS ENGINEERING, INC.**  
1000 WEST 10TH AVENUE  
DENVER, COLORADO 80202  
TEL: 303.733.1111  
FAX: 303.733.1112  
WWW.LEAKINS.COM

**THE BRASS CHAMBER FREEPORT**  
SPECIFICATIONS  
DATE: 01-2019  
DESIGNED BY: MWP  
DRAWING NUMBER: 13 OF 13  
SHEET NUMBER: C13

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## Freeport Planning & Zoning Department

Planning & Zoning/Development Coordination & Review/Building Permit Review  
Code Enforcement/Annexation/Grants Coordination/Floodplain Management  
Planning & Development Review Board/Freeport Recreation Board

P.O. BOX 339 \* FREEPORT CITY HALL \* 112 HIGHWAY 20 WEST \* FREEPORT, FLORIDA 32439

Date: May 16, 2019

To: Planning & Development Review Board (June 5, 2019 Hearing)  
Freeport City Council (June 27, 2019 Hearing)

From: Latilda Hughes-Neel AICP/Planning Director

Re: Marina Village Ph II LSA/RZ

### PROJECT SUMMARY

Parcel Numbers: 21-1S-19-23000-005-0000

Acreage: 20.89

Location: north side of Marina Village Boulevard, 1997 feet east of CR 83-A East (East Bay Loop)

Project Owner: James A. Massey

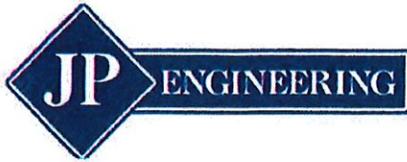
Project Agent: Matt Parker/JP Engineering

Current Future Land Use designation: RV (Rural Village)

Proposed Future Land Use designation: LDR (Low Density Residential)

Current Zoning designation: RV (Rural Village)

Proposed Zoning designation: R-1(Low Density Residential)



18596 US Hwy 331 S ◊ Freeport, FL 32439  
Phone 850.460.7279

May 8, 2019

City of Freeport  
Planning Department  
Attn: Latilda Hughes-Neel  
112 Highway 20 East  
Freeport, FL 32439

Re: Future Land Use Map Amendment & Rezoning Application Criteria Letter

James A. Massey, owner of a parcel located on Marina Village Boulevard identified by Walton County parcel identification number 21-1S-19-23000-005-0000 is requesting a future land use map (FLUM) amendment and rezoning for this parcel. The requested amendment is to change this property from Rural Village to Low Density Residential. The rezoning would change the zoning from Rural Village to R-1 Low Density Residential.

This request is within the boundary of the Marina Village planned development project (PDP.) The parcel is currently vacant but intended to be the second phase of the PDP. The approved use of this parcel in the PDP is for 3.5 acres of retail sales and service and up to 45 single family residential lots. The change in the proposed development plan will include eliminating the commercial use in exchange for additional residential lots. A total of 68 single family lots will be built.

The proposed FLUM amendment is consistent with the City's comprehensive plan and land development code. A consistency analysis is included with this application that shows the request is in conformance with and implements the goal and objectives of the City's plan. The proposed development would comply with the City's land development code. The FLUM amendment and proposed development are compatible with the surrounding neighborhood area as is shown in a compatibility analysis included with this application.

The FLUM amendment and proposed development will not result in significant adverse impacts on the natural environment. An environmental analysis is included with the application to show the environmental condition of the subject property. There is an area of wetlands on the site. These wetlands will be protected with buffers and no proposed use that would result in degradation of the wetland areas is planned with the development.

The proposed amendment will result in a development that is consistent with the previously approved Marina Village PDP. The change proposed for Phase II will be consistent in nature with Phase I and will result in less impacts to the adopted level of service standards of the City of Freeport.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew R. Parker', is written over a horizontal line.

Matthew R. Parker P.E.  
Authorized Agent



Walton County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.  
Date printed: 08/01/18 : 12:42:59

# City of Freeport Future Land Use Map February 12, 2019

## Legend

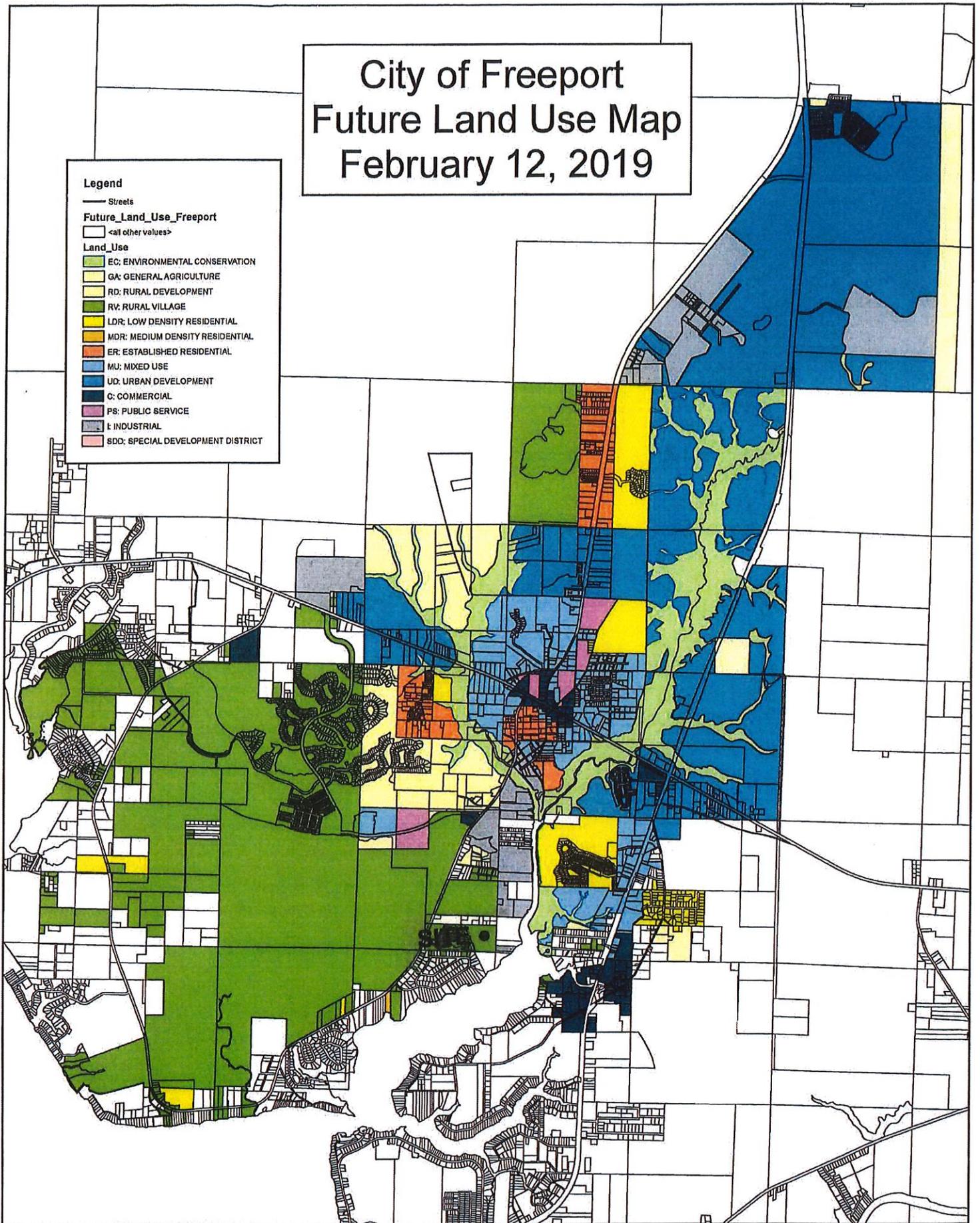
— Streets

### 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

0.0035 0.3 Miles



# City of Freeport Future Land Use Map February 12, 2019

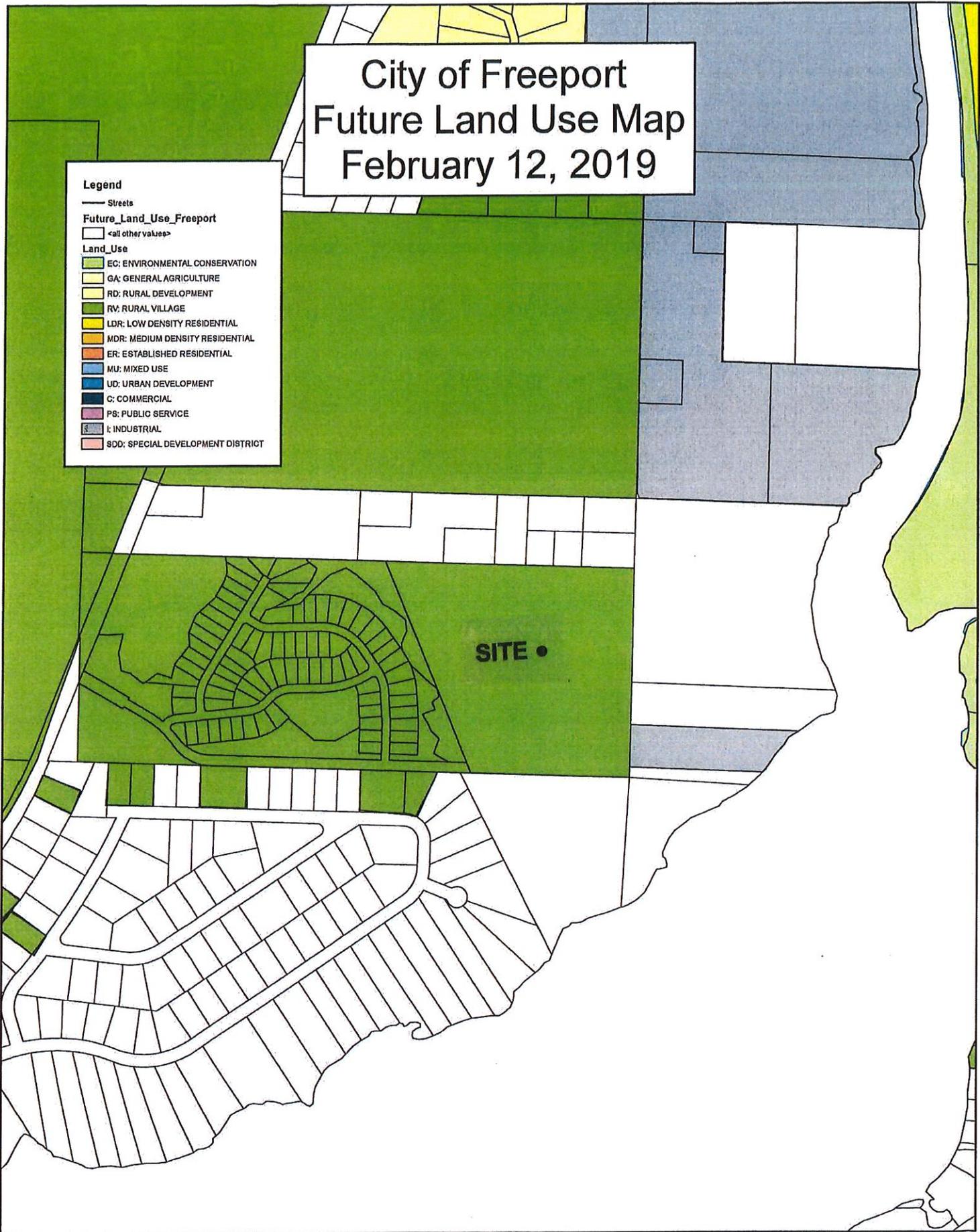
**Legend**

— Streets

**Future\_Land\_Use\_Freeport**  
□ <all other values>

**Land\_Use**

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**THIS MAP IS NOT A SURVEY AND**

00.00102 0.04 Miles



# 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

RD: RURAL DEVELOPMENT

RV: RURAL VILLAGE

LDR: LOW DENSITY RESIDENTIAL

MDR: MEDIUM DENSITY RESIDENTIAL

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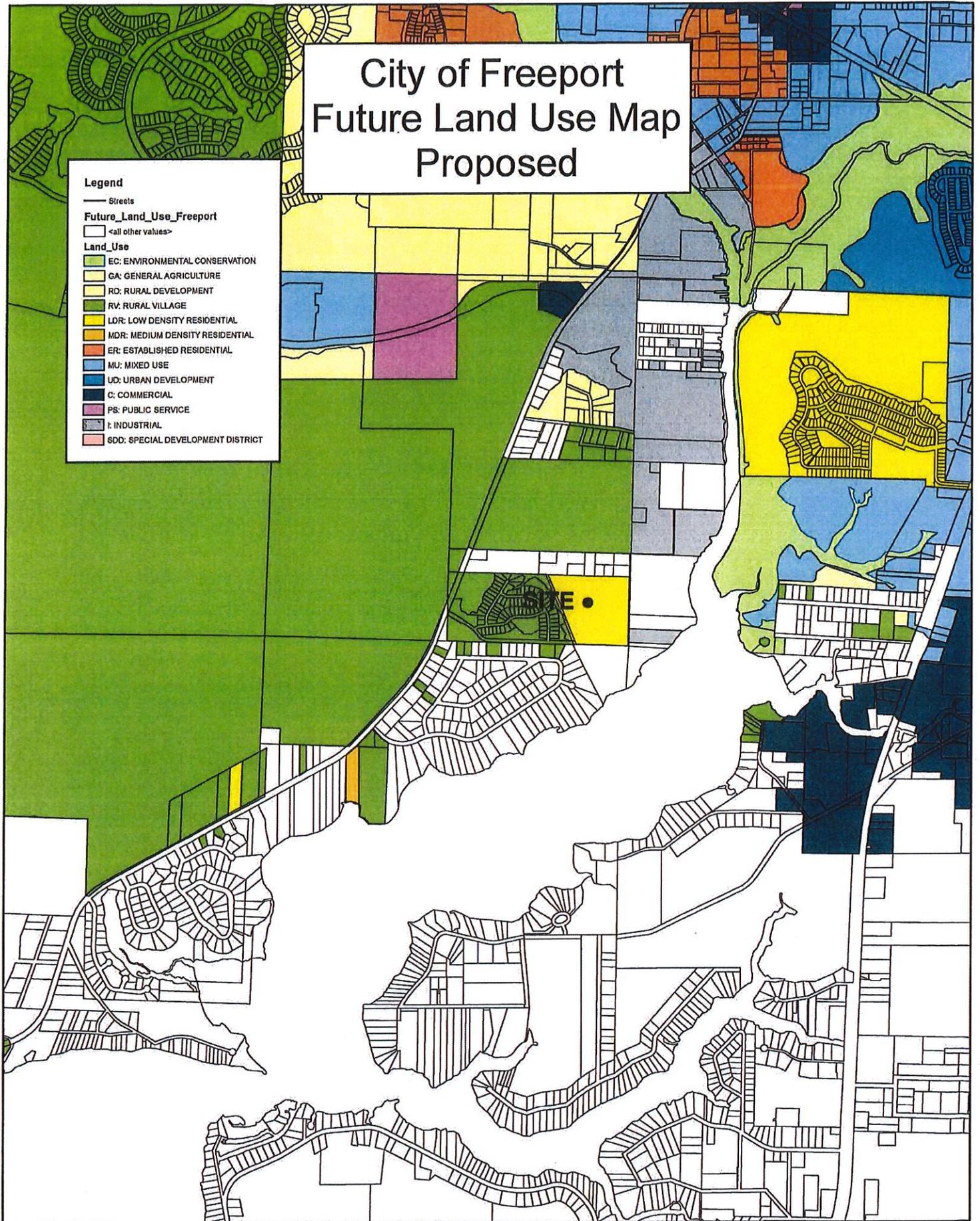
UD: URBAN DEVELOPMENT

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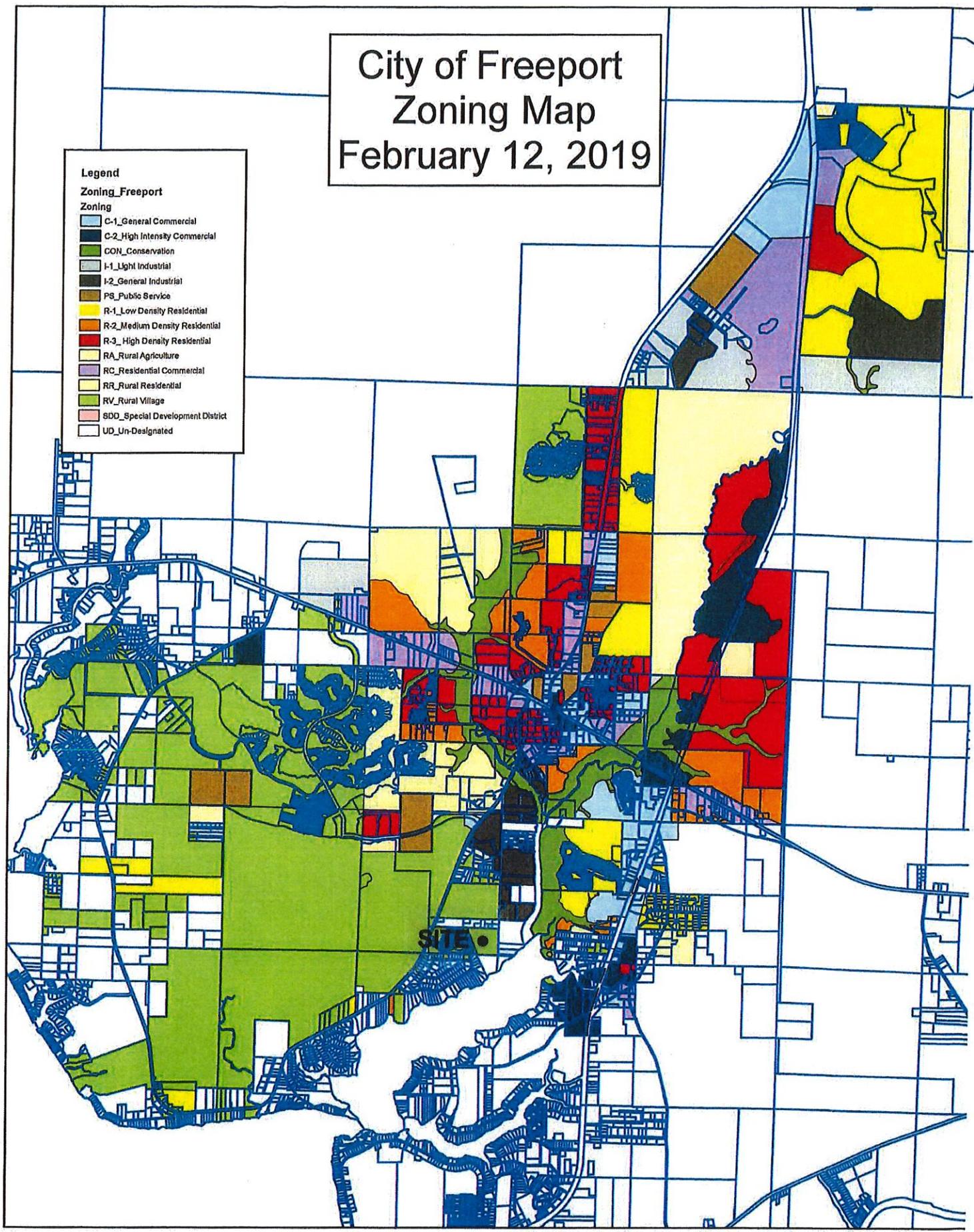
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**THIS MAP IS NOT A SURVEY AND**

0.0823650.13 Miles



# City of Freeport Zoning Map February 12, 2019

- Legend**
- Zoning\_Freeport**
- Zoning**
- C-1\_General Commercial
  - C-2\_High Intensity Commercial
  - CON\_Conservation
  - I-1\_Light Industrial
  - I-2\_General Industrial
  - P8\_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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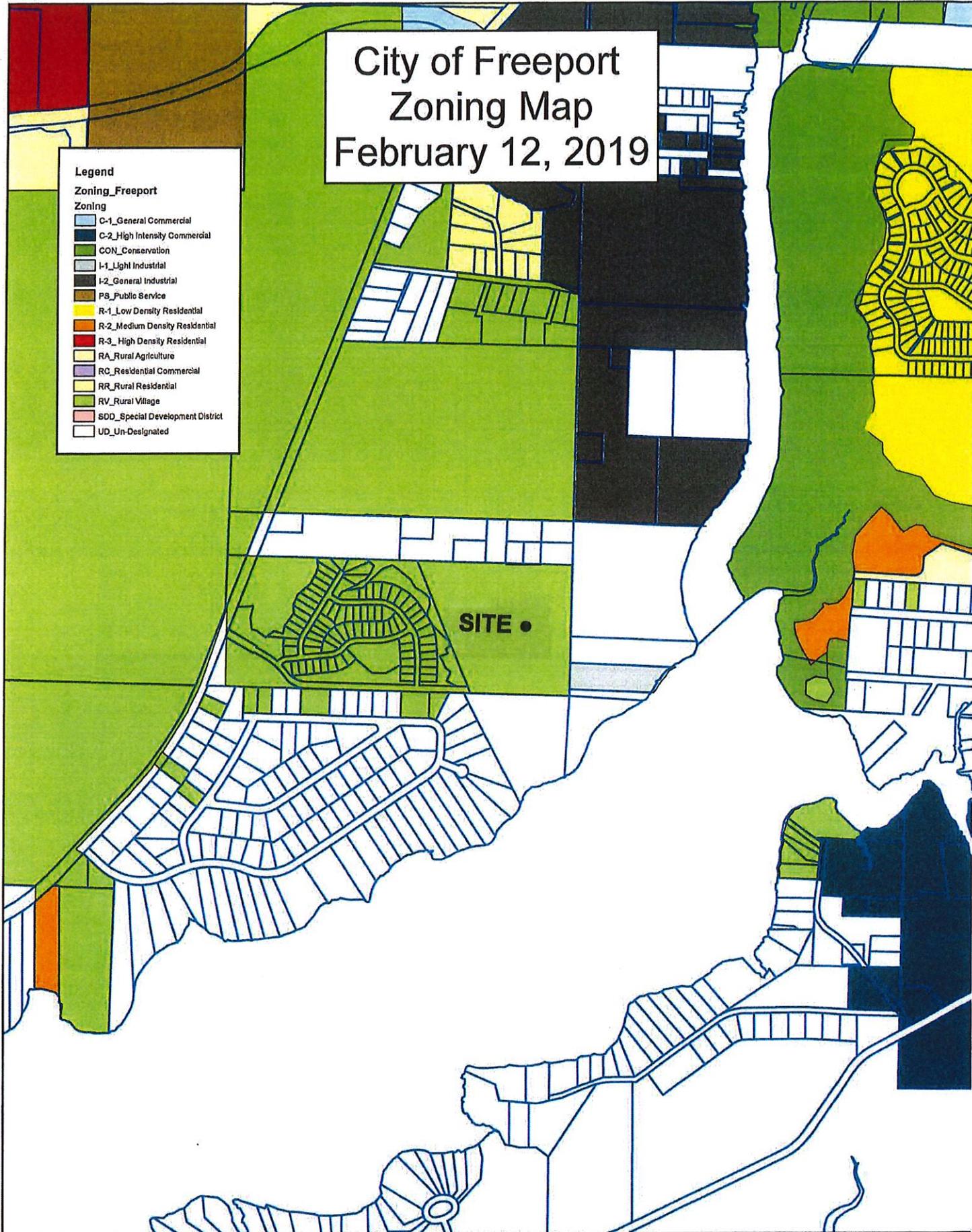
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# City of Freeport Zoning Map February 12, 2019

**Legend**  
Zoning\_Freeport  
Zoning

	C-1_General Commercial
	C-2_High Intensity Commercial
	CON_Conservation
	I-1_Ught Industrial
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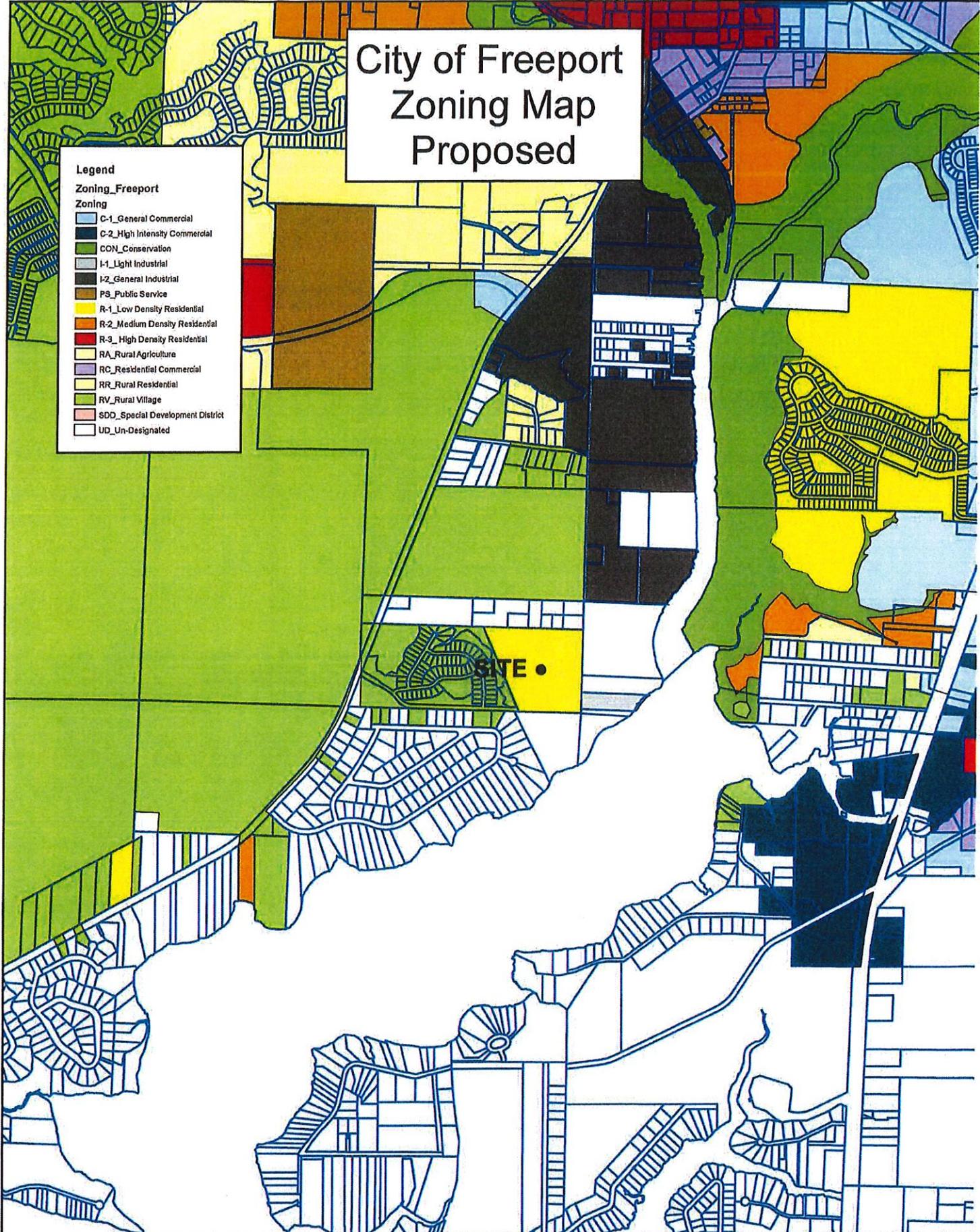
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**THIS MAP IS NOT A SURVEY AND**

00.0276055 0.11 Miles



# City of Freeport Zoning Map Proposed

- Legend**  
Zoning\_Freeport  
Zoning
- C-1\_General Commercial
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**THIS MAP IS NOT A SURVEY AND**

0 0.045.09 0.18 Miles



**DATA AND ANALYSIS**

**FOR**

**FLUM Amendment**

City of Freeport

**Parcel ID # 21-1S-19-23000-005-0000**

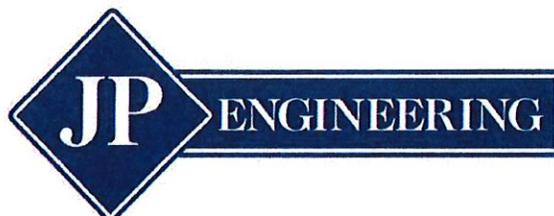
Prepared for:

**Lagrange Bayou Village, LLC.**

2108 Southwind Circle

Hoover, AL 35244

Prepared by:



May 6, 2019

**Introduction**

This analysis pertains to a large-scale map amendment request to the City of Freeport Comprehensive Plan to change the future land use map (FLUM) category of a ±20.89 acre property from Rural Village (RV) to Low Density Residential (LDR). It is the intent of this analysis to analyze this request for consistency with the goals and objectives of the City of Freeport Comprehensive Plan and satisfy the requirements of chapter 163.3177, Florida Statutes.

**Reasoning for Amendment**

The request for a change in the FLUM designation of this parcel is to accommodate continued development within the boundary of the Marina Village planned development project (PDP.) Since the original approval of the Marina Village PDP in 2006, the real estate market has seen a wide variety of conditions ranging from the Great Recession of the latter part of the first decade of 2000 to steady growth that is being seen in recent times. Housing units are being built and occupied, new commercial development is being built and opened to serve the needs of the city.

Marina Village is now at a point where the first phase is essentially built out. An attractive community is in place. The market for single family dwellings in Marina Village and the surrounding neighborhood area is such that the second phase of Marina Village to best utilize the subject property in a manner consistent with the development of Phase one requires the land use change to efficiently use the site and remain in the target market for single family homes.

Along with the FLUM amendment, a concurrent rezoning of the property is requested to change the zoning from Rural Village to R-1 which is consistent with the LDR category.

**Site Description and Characteristics**

The subject property is located on the north side of Marina Village Boulevard which is off East Bay Loop Road. The property is a wooded vacant tract and is relatively flat. The property is comprised mostly of uplands with some wetland areas.

**Adjacent Land Use and Zoning**

	FLU	Zoning	Type of Use	Specific Use
North	RR - Walton	RV - Walton	Residential	Single-Family Residential, Vacant Residential
South	RR - Walton	RV - Walton	Vacant	Vacant
East	I	HI	Vacant	Vacant
West	RV	RV	Residential	Single-Family Residential
Subject Parcel	RV	RV	Vacant	Vacant

**Surrounding Area Compatibility**

The subject property is located on the peninsula of land which is adjacent to the center of town which is accessed by Bay Loop Road. This peninsula of land is an area which has seen

considerable growth in the past 15 years. A majority of the development has been single family subdivisions. Over this same time period, numerous properties have annexed into the City limits to expand the size of the City. Also, in this time period, numerous parcels in this area have been assigned or been approved for Low Density Residential FLUM.

This area is an area where new residential developments are being built in the service area of the City sewer system allowing for residential lots which are not dependent on septic tanks and therefore can be smaller in size. The smaller lot sizes afford compact efficient lot patterns which allows for environmental preservation. Overall densities within the area are still relatively low due to the amount of open space being preserved.

The change of land use on the subject parcel will follow this pattern that has shown itself to be compatible with the development patterns which are taking shape in this portion of the Freeport area.

#### **Comparison of Current and Proposed FLUM Categories**

The current FLUM category of this property is Rural Village (RV.) RV is a category which allows for predominately residential development at a maximum density of two (2) dwellings units per acre. Neighborhood commercial is allowed subject to compatibility with adjacent residential uses. Non-residential uses are limited to 5% of the land area in this category and such uses are limited to a lower intensity floor area ratio of 0.50.

The proposed FLUM category is Low Density Residential (LDR) which allows residential development at a maximum density of four (4) dwelling units per acre. Non-residential uses are not allowed.

The following chart will show a comparison of the maximum potential impacts to the infrastructure of the City of Freeport. The comprehensive plan has adopted levels of service for the elements addressed in the chart.

	Current FLU	Proposed FLU
	Rural Village - 20.89 acres 95% Residential 5% Commercial	Low Density Residential - 20.89 acres
Max Density / Intensity	39 d.u. / 22,749 SF	83 d.u.
<b>INFRASTRUCTURE ANALYSIS</b>		
Water Demand (gpd)	19,202 gpd	31,471 gpd
Sewer Demand (gpd)	17,725 gpd	29,050 gpd
Solid Waste Generation	1,066 pounds/day	332 pounds/day
Drainage (Stormwater)	Must meet 25 year/24-hour Design Storm Event with On-site Facility.	
Traffic Generation (P.M. Peak Hour Trips)	223 trips	85 trips
Recreation / Open Space (potential population)	137 people	291 people

### **Potable Water**

The parcel is located within the boundaries of the City of Freeport water service system. It is JP Engineering's understanding that this system is operating under its permitted capacity. At this demand the water system would still have sufficient capacity.

### **Sanitary Sewer**

The parcel is located within the boundaries of the City of Freeport sewer service system. It is JP Engineering's understanding that this system is operating under its permitted capacity. At this demand the sewer system would still have sufficient capacity due to the newly planned wastewater treatment facility.

### **Solid Waste**

The solid waste generated in the City of Freeport is transported to the Walton County landfill for disposal. Solid waste generation will be less with the elimination of the commercial element allowed under RV FLUM. The Walton County Solid Waste department is a contracted with a permitted facility with sufficient available capacity.

### **Stormwater Drainage**

All new development will be required to store and treat all post-development runoff, which exceeds pre-development runoff as stated in the Stormwater Management Sub-Element of the Comprehensive Plan. Any stormwater discharge facilities shall be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification

### **Transportation Element**

An initial traffic impact analysis shows the approval of the land use amendment will not significantly impact adjacent roadways. In fact, elimination of the non-residential element allowed under the current FLUM category significantly reduces the trip generation that could be allowed with development of the subject property. This will be an improvement that will lessen the burden on the road network of the surrounding area.

### **Recreation and Open Space**

The increase in the potential number of housing units will theoretically create a higher population that would utilize public recreation areas in the city. Based upon the adopted level of service of 6.25 acres of park space per 1,000 population, the current park inventory in the City of Freeport would support a population of 11,904 people. Based upon estimates from the University of Florida, the 2018 population of Freeport was 3,845 people. The current acreage of parks in the City is ±74.4 acres.

### **Natural Resources**

An environmental analysis was prepared by Wetland Sciences, Inc. to analyze the subject property according to city guidelines in the Land Development Code. The identification and location of soils, vegetative communities, wetlands, threatened and endangered species, archeological and/or cultural resources, hazardous materials or contamination, protected trees, wellheads and surface water bodies have been addressed in this report.

No threatened and endangered species were observed or are expected to be present on the site. No archeological and/or cultural resources are listed in the Master Site File. If development activities encounter evidence of archeological or historical artifacts during construction, per state regulations a state licensed archeologist must be notified to assess the site to determine the archeological and/or cultural value of the find. No hazardous materials or contamination was identified during a field inspection.

Approximately 1.55 acres of wetlands are located within the boundary of the subject property. These wetlands will not be directly impacted by development activities and secondary impacts can be minimized by establishment of a 25-foot wetland buffer as required by city regulations. No dredge and fill activities are considered in the planning and design taking place for Phase II of Marina Village. Protected trees were identified and located during a field inspection of the site. Site design will follow city regulations to preserve or mitigate protected trees.

## Freeport Comprehensive Plan Consistency

### Capital Improvements Element

**Objective I.D** - Development Orders and Permits will not be issued based unless necessary public facilities needed to support such development and to maintain adopted levels of service at the time of the impact are or will be available.

**Policy I.D.2:** Proposed Comprehensive Plan amendments and requests for development or redevelopment permits shall be evaluated according to the following guidelines:

1. Will the project or amendment contribute to a condition of public hazard as described in the Infrastructure Element, the Traffic Circulation Element, or the Recreation and Open Space Element?

RESPONSE: No.

2. Will the project or amendment exacerbate any existing condition of public facility deficits, as described in the Infrastructure Element, the Traffic Circulation Element, or the Recreation and Open Space Element?

RESPONSE: No.

3. Will the project or amendment generate public facility demands that may be accommodated by capacity increases already planned in the Five-Year Schedule of Improvements?

RESPONSE: Yes, increased sewer demand that could be generated by the amendment will be accommodated by increased capacity scheduled for completion with expansion of sewer treatment in the City.

4. Will the project or amendment conform to the future land uses as shown on the future land use map of the Future Land Use Element and service areas identified in the Infrastructure Element?

RESPONSE: Yes, LDR requires location within the service boundary of public supply of water and sewer.

5. If the public facilities are developer provided, will the improvements accommodate public facility demands based upon the adopted LOS standards?

RESPONSE: Yes, all infrastructure constructed in development of the subject parcel will conform to City Land Development Code regulations.

6. If the public facilities are provided in part or whole by the City, are they financially feasible subject to this Element?

RESPONSE: Yes.

7. Will the project or amendment affect state agencies' and water management districts' facilities plans?

RESPONSE: No.

### **Future Land Use Element**

**Objective I.B:** New development will be strongly encouraged to locate in areas with existing public services and in conformance with specific standards

**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.

RESPONSE: The subject property is within the Urban Service Area Boundary

### **Public School Facilities Element**

#### **Objective PS-1.4: School Capacity**

It is the objective of Walton County to coordinate petitions for changes to future land use, zoning, subdivision and site plans for residential development with adequate school capacity. This goal will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the County's authority for land use, including the authority to approve or deny petitions for comprehensive plan amendments, re-zonings or final subdivision and site plans that generate students and impact the Walton County school system.

Manage the timing of comprehensive plan amendments and other land use decisions to coordinate with adequate school capacity.

#### **Objective PS-1.5: Implement School Concurrency**

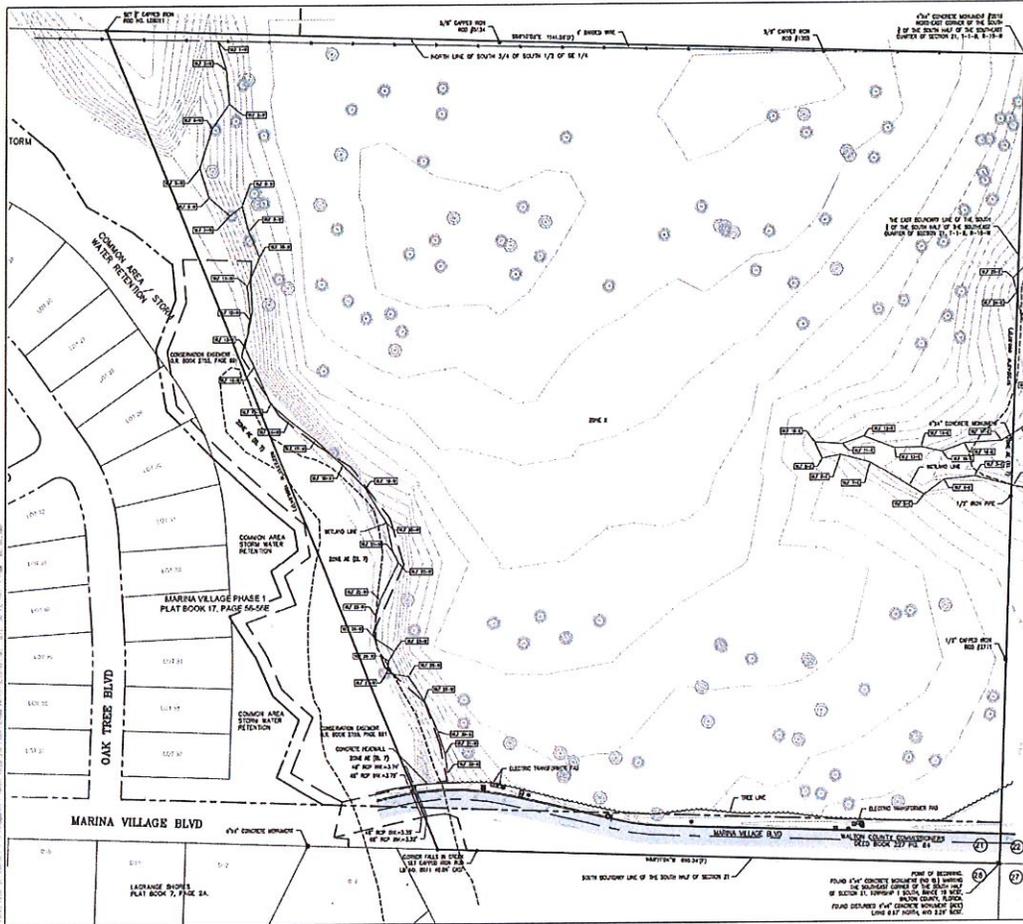
Manage the timing of residential subdivision approvals, site plans or their functional equivalent to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

**Policy PS-1.5.1:** Consistent with the Interlocal Agreement, the County and School Board agree to the following standards for school concurrency in Walton County:

1. Level of Service Standard: Consistent with the Interlocal Agreement, the uniform, district-wide level-of service standards are initially set as follows, and are hereby adopted in the County's Public School Facilities Elements and Capital Improvements Element:

TYPE OF SCHOOL	LEVEL OF SERVICE
Elementary	100% of permanent FISH capacity
Middle	100% of permanent FISH capacity
K-8	100% of permanent FISH capacity
High	100% of permanent FISH capacity
Special purpose	100% of permanent FISH capacity

RESPONSE: An analysis of the 2016-2017 Work Plan available from the Walton County School District, the three schools zones (Freeport Elementary, Freeport Middle School and Freeport High School) which will serve the subject property are projected to be below FISH capacity for the 2020-2021 school year.



**SYMBOLS & ABBREVIATIONS**

- 1. = WATER
- 2. = CONCRETE
- 3. = ASPHALT
- 4. = GRAVEL
- 5. = SAND
- 6. = GRAVEL
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- 99. = SAND
- 100. = GRAVEL

**CONSTRUCTION NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND ALARM CODES AND ALL APPLICABLE LOCAL ORDINANCES.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODES AND ALL APPLICABLE LOCAL ORDINANCES.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH CARE CODES AND ALL APPLICABLE LOCAL ORDINANCES.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL EDUCATION CODES AND ALL APPLICABLE LOCAL ORDINANCES.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RECREATION CODES AND ALL APPLICABLE LOCAL ORDINANCES.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CULTURAL AND HISTORIC PRESERVATION CODES AND ALL APPLICABLE LOCAL ORDINANCES.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL DESIGN CODES AND ALL APPLICABLE LOCAL ORDINANCES.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL TRANSPORTATION CODES AND ALL APPLICABLE LOCAL ORDINANCES.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL TELECOMMUNICATIONS CODES AND ALL APPLICABLE LOCAL ORDINANCES.
13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CODES AND ALL APPLICABLE LOCAL ORDINANCES.
14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN CODES AND ALL APPLICABLE LOCAL ORDINANCES.
15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY CODES AND ALL APPLICABLE LOCAL ORDINANCES.
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17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PAVEMENT CODES AND ALL APPLICABLE LOCAL ORDINANCES.
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20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SOUND AND VIBRATION CODES AND ALL APPLICABLE LOCAL ORDINANCES.
21. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL AIR QUALITY CODES AND ALL APPLICABLE LOCAL ORDINANCES.
22. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CLIMATE CHANGE CODES AND ALL APPLICABLE LOCAL ORDINANCES.
23. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WATER RESOURCES CODES AND ALL APPLICABLE LOCAL ORDINANCES.
24. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WASTE MANAGEMENT CODES AND ALL APPLICABLE LOCAL ORDINANCES.
25. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY EFFICIENCY CODES AND ALL APPLICABLE LOCAL ORDINANCES.
26. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
27. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE PROCUREMENT CODES AND ALL APPLICABLE LOCAL ORDINANCES.
28. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE LEASING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
29. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE OPERATIONS AND MAINTENANCE CODES AND ALL APPLICABLE LOCAL ORDINANCES.
30. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODES AND ALL APPLICABLE LOCAL ORDINANCES.

**Dewberry**

BOUNDARY & TOPOGRAPHIC SURVEY  
 COUNTY OF ALBANY, FLORIDA  
 SOUTH RANGE 19 WEST

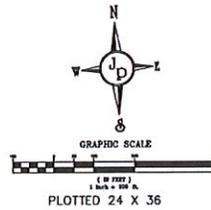
PROJECT NO. 20090127  
 SCALE 1" = 50'

S1

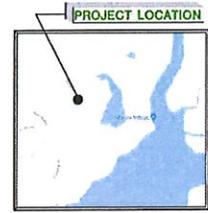
# MARINA VILLAGE

MAP COLOR	LAND USE CATEGORY	TOTAL AREA	PERCENTAGE OF TOTAL AREA
	SINGLE FAMILY RESIDENCE	38.23 ACRES	66.3%
	OPEN SPACE / PASSIVE PARK & RECREATION	19.441 ACRES	33.7%
TOTAL		57.67 ACRES	100%

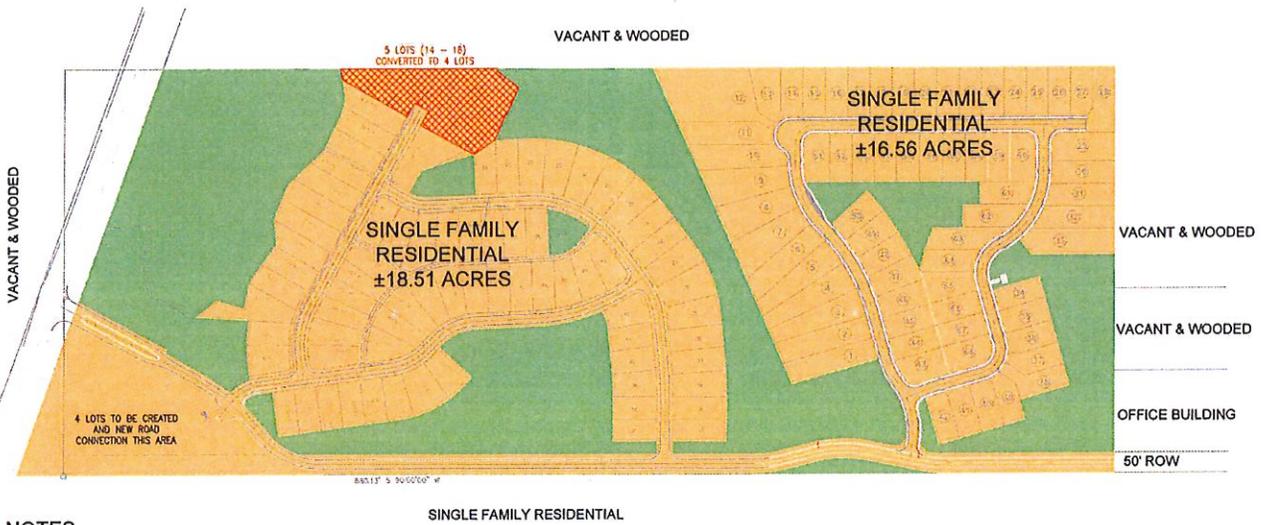
MAXIMUM DENSITY	DENSITY UTILIZED
157 D.U.	147 D.U.



PLOTTED 24 X 36



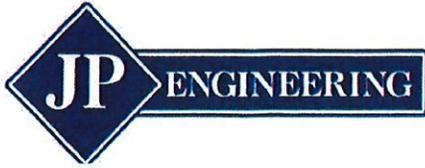
VICINITY MAP



## NOTES

1. MAXIMUM BUILDING HEIGHT IS 35'.
2. SEPTIC TANKS ARE PROHIBITED WITHIN THE PDP.
3. NATURAL VEGETATION WILL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.

PDP REVISED  
 Marina Village  
 02



18596 US Hwy 331 S ♦ Freeport, FL 32439  
Phone 850.460.7279

May 8, 2019

City of Freeport  
Planning Department  
Attn: Latilda Hughes-Neel  
112 Highway 20 East  
Freeport, FL 32439

Re: Marina Village PDP – Project Criteria Letter

James A. Massey, owner of a parcel located on Marina Village Boulevard identified by Walton County parcel identification number 21-1S-19-23000-005-0000 is requesting an amendment to the Marina Village planned development project (PDP) master plan of development. A concurrent application has been filed to amend the future land use of this property from Rural Village to Low Density Residential. A rezoning would change the zoning from Rural Village to R-1 Low Density Residential.

The Phase II project boundary includes both upland and wetland acreage. A total of 147 single family lots will be built. By utilizing the flexibility afforded in the PDP process, wetland areas will be preserved, and areas of open space will be provided by creating smaller lot sizes than what would be allowed under RV / R-1 zoning.

Potable water and wastewater treatment will be provided by the City of Freeport. Water distribution lines and a wastewater collection system will be constructed and connected to the city's system. On site stormwater management facilities will be constructed to treat runoff from impervious surfaces on the single-family lots and the road network that will provide access to the lots.

Private financing to construct the infrastructure is planned.

Ownership of the lands within upcoming phases of the project are currently in a corporation owned by James A. Massey. A subdivision plat will be created to subdivide the property into common areas and private road rights of way which will be owned and maintained by the homeowner's association. Individual lots will be available for purchase. All individual lot owners will be required to contribute to the association through lot assessments.

Upon approval and receipt of all development permits, construction is anticipated to commence within three months to construct the roadways, utilities and stormwater management facilities. Then upon approval of the final subdivision plat, lots will be available for purchase which will allow construction of individual homes.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew R. Parker', with a long horizontal flourish extending to the right.

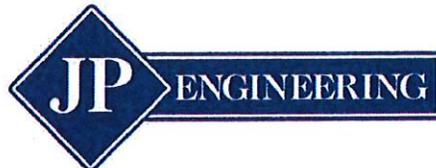
Matthew R. Parker, P.E.  
Authorized Agent

**Marina Village PDP Master Plan**  
**PDP Amendment**  
City of Freeport

Prepared for:

**Lagrange Bayou Village, LLC.**  
2108 Southwind Circle  
Hoover, AL 35244

Prepared by:



May 6, 2019

## **Introduction**

Marina Village planned development project (PDP) is a mixed-use development originally approved in 2006 by the City of Freeport by Resolution 06-03. LaGrange Bayou Village, LLC is the developer of this project. The development is located on the east side of East Bay Loop Road at Marina Village Boulevard. The first phase of Marina Village is essentially built out with 75 single-family residential lots, an amenity center and associated infrastructure.

LaGrange Bayou Village, LLC is proposing a modification to the master development plan of Marina Village to be a residential PDP. This document will provide details to explain the modifications to the master development plan and the impacts to the infrastructure of the City of Freeport.

## **Reasoning for Master Plan Modification**

The request for a change in the master development plan of this development is to accommodate continued development of the Marina Village planned development project (PDP.) Since the original approval of the Marina Village PDP in 2006, the real estate market has seen a wide variety of conditions ranging from the Great Recession of the latter part of the first decade of 2000 to steady growth that is being seen in recent times. Housing units are being built and occupied, new commercial development is being built and opened to serve the needs of the city.

Marina Village is now at a point where the first phase is essentially built out. An attractive community is in place. The market for single family dwellings in Marina Village and the surrounding neighborhood area is such that the second phase of Marina Village to best utilize the subject property in a manner consistent with the development of Phase one requires the land use change to efficiently use the site and remain in the target market for single family homes.

## **Site Description and Characteristics**

The subject property is located on the north side of Marina Village Boulevard which is off East Bay Loop Road. The property is comprised of ±57.8 acres of which ±36.9 acres is the first phase of Marina Village which is developed with a single-family subdivision. This area is comprised of roadways, houses and an amenity center situated amongst pockets of preservation areas.

A ±20.89-acre area on the east end of the project is undeveloped, wooded land. The property is a wooded vacant tract and is relatively flat. This portion of the property is comprised mostly of uplands with some wetland areas.

The project is served by vehicular access to East Bay Loop Road by Marina Village Boulevard. Public water and sewer are available from the City of Freeport and is within the project boundaries already serving phase I and the adjacent Marina complex. Private utilities for electrical power and telecommunications are also available to the site.

### **Approved PDP Master Development Plan**

The approved master development plan for the Marina Village PDP was for a mixed-use development which is primarily residential. 120 residential units were approved. A ± 3.5-acre retail sales and service area accounted for approximately 5% of the project. Amenities for recreational and conservation purposes were also permitted.

At this time, a 75-lot subdivision has been built and nearly all the lots have been built upon with single-family homes. An amenity center with a pool and playground area is also in place. Marina Village Boulevard is constructed through the entire PDP boundary to provide access to the next phase of the development.

The first phase of the development implemented PDP concepts to allow an efficient development pattern with smaller lots sizes allowed as compared to the underlying zoning. The smaller lot sizes allowed for more open space and conservation of wetlands.

### **Proposed PDP Master Development Plan**

The proposed master development plan for the Marina Village PDP would change the PDP from mixed-use to residential. No commercial development would be considered, and only single-family residential dwellings would be built in the PDP boundary. The master development plan would accommodate 147 residential units. Amenities for recreational and conservation purposes would also be permitted.

The undeveloped portions in the PDP boundary include two land areas. At the eastern end of the project is an area with approximately 20.89 acres. In the southwest corner of the development is an approximately 3-acre area that is undeveloped. These two areas would be changed in the proposed master plan.

The 20.89-acre area is under consideration for a future land use map amendment and rezoning to accommodate an increase in the density from 2 units per acre to 4 units per acre. A 68-lot single family subdivision is also under review with the City of Freeport on this same parcel. The conversion of the 3.5-acre commercial area to residential use will create less traffic demand from the entire project as compared to the original approval.

Like with the first phase of the development, the future phases would implement PDP concepts to allow an efficient development pattern with smaller lots sizes allowed as compared to the underlying zoning. The smaller lot sizes will allow for more open space and conservation of wetlands by efficiently utilizing the upland areas with similar lot configurations utilized in the first phase. Sizable areas of open space will be preserved to protect the wetlands.

### **Development Standards and Setbacks**

All land use categories will meet applicable Freeport city ordinances. Front building setbacks on the alley loaded lots will be 15' to create the desired streetscape. Front building setbacks on all non-alley loaded lots will be 20'. All single-family alley loaded lots will have side setbacks of

5.5' and 15' rear setbacks. All singly family non-alley loaded lots will have side setbacks of 5.5' and 15' rear setbacks. Careful detail has been taken in the design of the site to minimize the need for clearing and grading outside the required right of ways to preserve native vegetation. Construction of all structures shall provide for minimum impact of existing vegetation where applicable.

**Comprehensive Plan and Land Development Code Consistency**

The proposed master plan is consistent with the comprehensive plan of the City of Freeport and meets the technical requirements of the Land Development Code. The underlying land use/zoning supports the density. A residential PDP is allowed in the land use categories present on the site. Public facilities and services are present or planned to support the development without degrading adopted level of service standards. The following chart summarizes the approved PDP master plan against the proposed PDP master plan.

	Current Plan	Proposed FLU
	Mixed Use 95% Residential 5% Commercial	Residential
Max Density / Intensity	120 d.u. / 22,749 SF Commercial	147 d.u.
<b>INFRASTRUCTURE ANALYSIS</b>		
Water Demand (gpd)	49,915 gpd	55,738 gpd
Sewer Demand (gpd)	46,075 gpd	51,450 gpd
Solid Waste Generation	1,390 pounds/day	588 pounds/day
Drainage (Stormwater)	Must meet 25 year/24-hour Design Storm Event with On-site Facility.	
Traffic Generation (P.M. Peak Hour Trips)	256 trips	147 trips
Recreation / Open Space (potential population)	420 people	515 people

**Potable Water**

The parcel is located within the boundaries of the City of Freeport water service system. It is JP Engineering's understanding that this system is operating under its permitted capacity. At this demand the water system would still have sufficient capacity.

### **Sanitary Sewer**

The parcel is located within the boundaries of the City of Freeport sewer service system. It is JP Engineering's understanding that this system is operating under its permitted capacity. At this demand the sewer system would still have sufficient capacity due to the newly planned wastewater treatment facility.

### **Solid Waste**

The solid waste generated in the City of Freeport is transported to the Walton County landfill for disposal. Solid waste generation will be less with the elimination of the commercial element allowed under RV FLUM. The Walton County Solid Waste department is a contracted with a permitted facility with sufficient available capacity.

### **Stormwater Drainage**

All new development will be required to store and treat all post-development runoff, which exceeds pre-development runoff as stated in the Stormwater Management Sub-Element of the Comprehensive Plan. Any stormwater discharge facilities shall be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification

### **Transportation Element**

An initial traffic impact analysis shows the approval of the land use amendment will not significantly impact adjacent roadways. In fact, elimination of the non-residential element allowed under the current FLUM category significantly reduces the trip generation that could be allowed with development of the subject property. This will be an improvement that will lessen the burden on the road network of the surrounding area.

### **Recreation and Open Space**

The increase in the potential number of housing units will theoretically create a higher population that would utilize public recreation areas in the city. Based upon the adopted level of service of 6.25 acres of park space per 1,000 population, the current park inventory in the City of Freeport would support a population of 11,904 people. Based upon estimates from the University of Florida, the 2018 population of Freeport was 3,845 people. The current acreage of parks in the City is ±74.4 acres.

### **Natural Resources**

An environmental analysis was prepared by Wetland Sciences, Inc. to analyze the subject property according to city guidelines in the Land Development Code. The identification and location of soils, vegetative communities, wetlands, threatened and endangered species, archeological and/or cultural resources, hazardous materials or contamination, protected trees, wellheads and surface water bodies have been addressed in this report.

No threatened and endangered species were observed or are expected to be present on the site. No archeological and/or cultural resources are listed in the Master Site File. If development activities encounter evidence of archeological or historical artifacts during construction, per state regulations a state licensed archeologist must be notified to assess the site to determine the archeological and/or cultural value of the find. No hazardous materials or contamination was identified during a field inspection.

Approximately 1.55 acres of wetlands are located within the boundary of the subject property. These wetlands will not be directly impacted by development activities and secondary impacts can be minimized by establishment of a 25-foot wetland buffer as required by city regulations. No dredge and fill activities are considered in the planning and design taking place for Phase II of Marina Village.

Protected trees were identified and located during a field inspection of the site. Site design will follow city regulations to preserve or mitigate protected trees.

#### **Surrounding Area Compatibility**

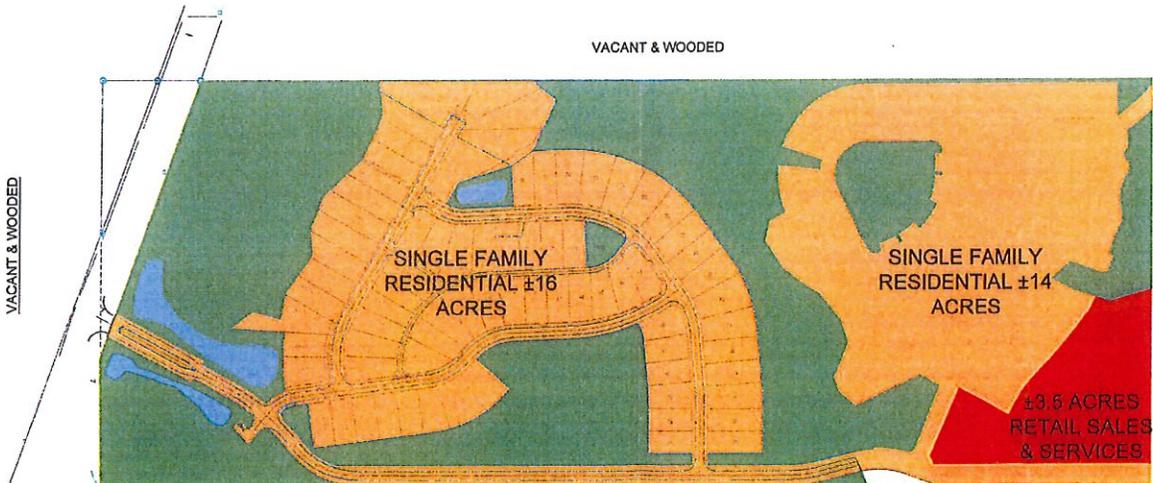
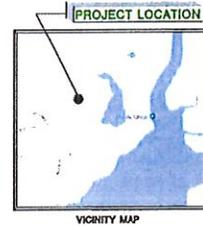
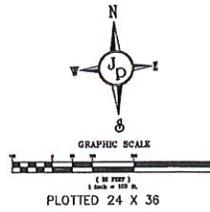
The subject property is located on the peninsula of land which is adjacent to the center of town which is accessed by Bay Loop Road. This peninsula of land is an area which has seen considerable growth in the past 15 years. A majority of the development has been single family subdivisions. Over this same time period, numerous properties have annexed into the City limits to expand the size of the City. Also, in this time period, numerous parcels in this area have been assigned or been approved for Low Density Residential FLUM.

This area is an area where new residential developments are being built in the service area of the City sewer system allowing for residential lots which are not dependent on septic tanks and therefore can be smaller in size. The smaller lot sizes afford compact efficient lot patterns which allows for environmental preservation. Overall densities within the area are still relatively low due to the amount of open space being preserved.

The master plan modification of Marina Village will follow this pattern that has shown itself to be compatible with the development patterns which are taking shape in this portion of the Freeport area.

# MARINA VILLAGE

MAP COLOR	LAND USE CATEGORY	TOTAL AREA	PERCENTAGE OF TOTAL AREA	MAXIMUM DENSITY INTENSITY
	SINGLE FAMILY RESIDENCE	30 ACRES	50.0%	4 DU/AC
	OPEN SPACE / PASSIVE PARK & RECREATION	3.5 ACRES	5.8%	10% F.A.R.
	OPEN SPACE / PASSIVE PARK & RECREATION	26.5 ACRES	44.2%	N.A.
TOTAL		18.908 ACRES	%	



## NOTES

1. MAXIMUM BUILDING HEIGHT IS 35'.
2. SEPTIC TANKS ARE PROHIBITED WITHIN THE POP.
3. NATURAL VEGETATION WILL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.

SINGLE FAMILY RESIDENTIAL

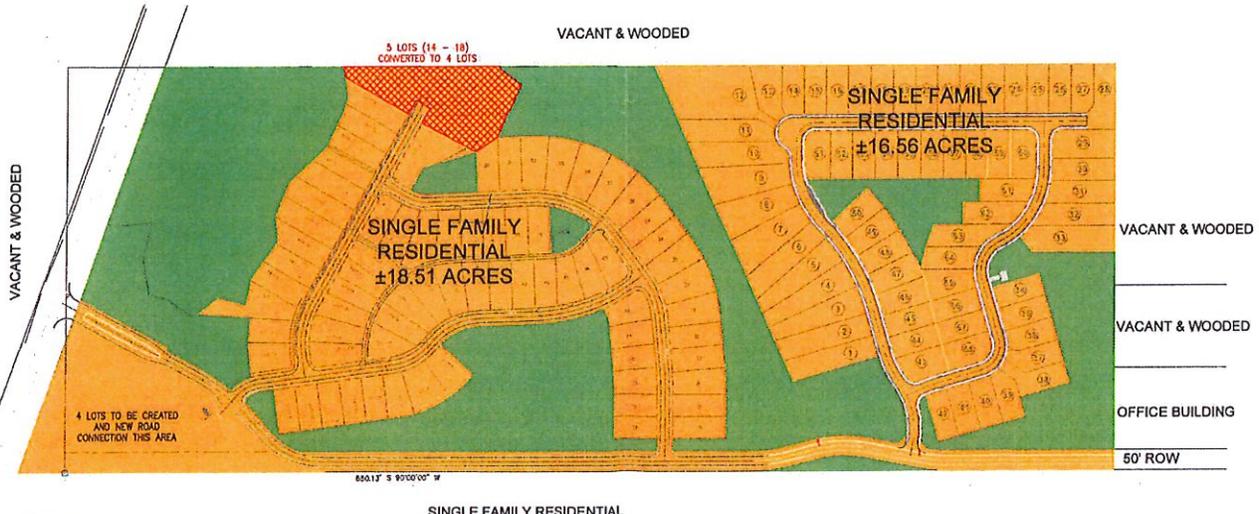
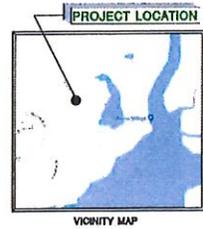
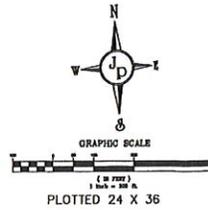
J.P. Engineering  
 10000 Highway 100, Suite 100  
 Houston, Texas 77036  
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 Fax: 281-415-1112  
 www.jpengineering.com

PDP BEFORE  
 Marina Village  
 01

# MARINA VILLAGE

MAP COLOR	LAND USE CATEGORY	TOTAL AREA	PERCENTAGE OF TOTAL AREA
	SINGLE FAMILY RESIDENCE	38.23 ACRES	66.3%
	OPEN SPACE / PASSIVE PARK & RECREATION	19.441 ACRES	33.7%
TOTAL		57.67 ACRES	100%

MAXIMUM DENSITY	DENSITY UTILIZED
157 D.U.	147 D.U.



## NOTES

1. MAXIMUM BUILDING HEIGHT IS 35'.
2. SEPTIC TANKS ARE PROHIBITED WITHIN THE PDP.
3. NATURAL VEGETATION WILL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.

J.P. Engineering & Planning, Inc. 10000 Highway 100, Suite 100, Houston, TX 77036  
 PROJECT NO. 2010-001  
 SHEET NO. 02  
 DATE: 08/11/10  
 SCALE: AS SHOWN  
 DRAWN BY: J.P.  
 CHECKED BY: J.P.  
 APPROVED BY: J.P.  
 PDP REVISED  
 Marina Village  
 02