Freeport Planning & Zoning Department

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

Date: May 20, 2020

To: Freeport City Council
Freeport Planning & Development Review Board

From: Latilda Hughes-Neel AICP, Planning Director

Re: The Bluffs LSA/RZ

Application Summary

Project: The Bluffs

Annexation: Parcels 01-1S-19-23000-001-0000/02-1S-19-23000-001-0030, 327.48 acres +/-
2nd Reading of Adoption Ordinance to take place May 28, 2020

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

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:

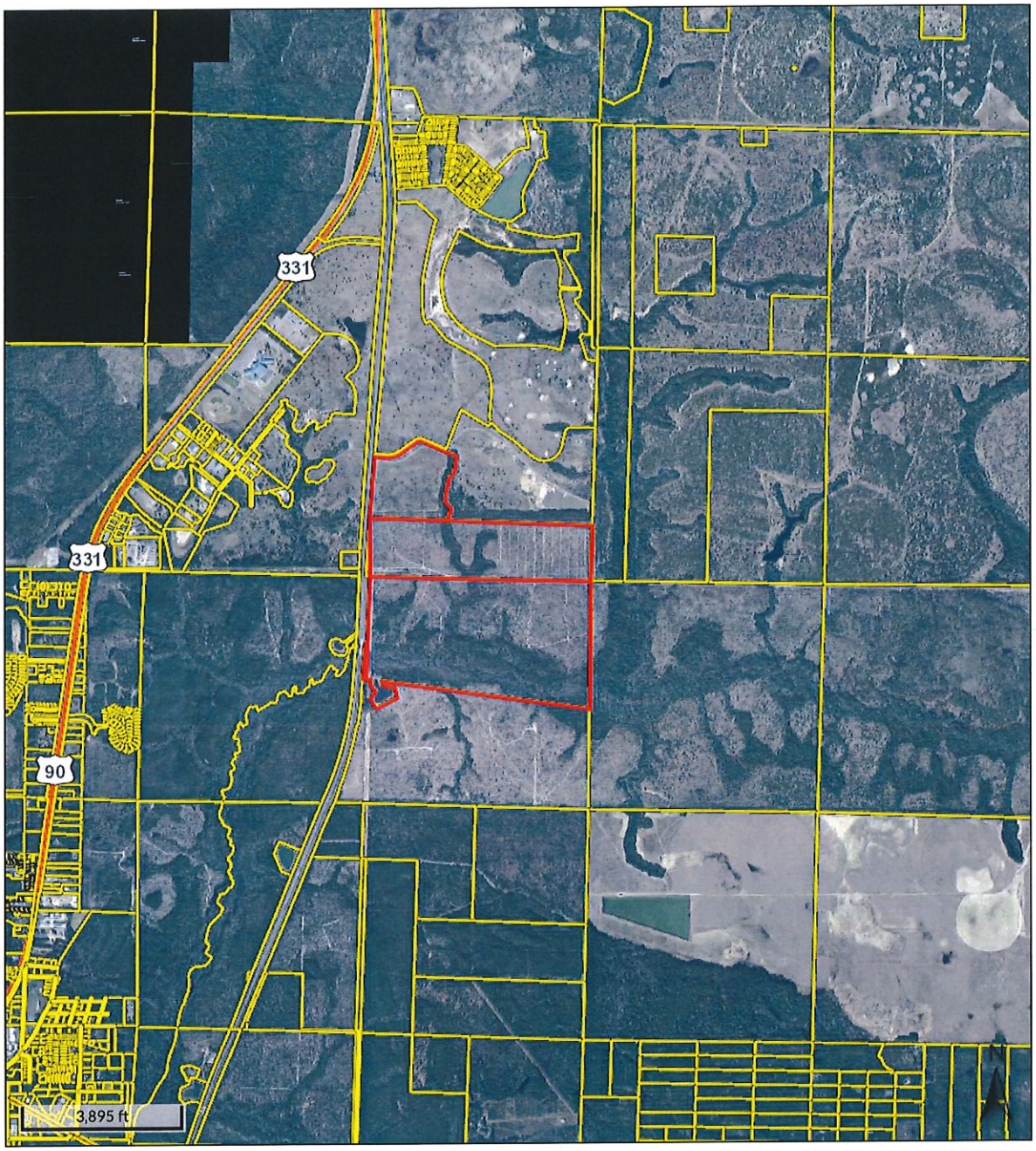
From: Low Density Residential, Light Industrial
To: Heavy Commercial, High Density Residential, Conservation

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

To: Heavy Commercial, High Density Residential, Conservation

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

qPublic.net™ Walton County Property Appraiser



Overview

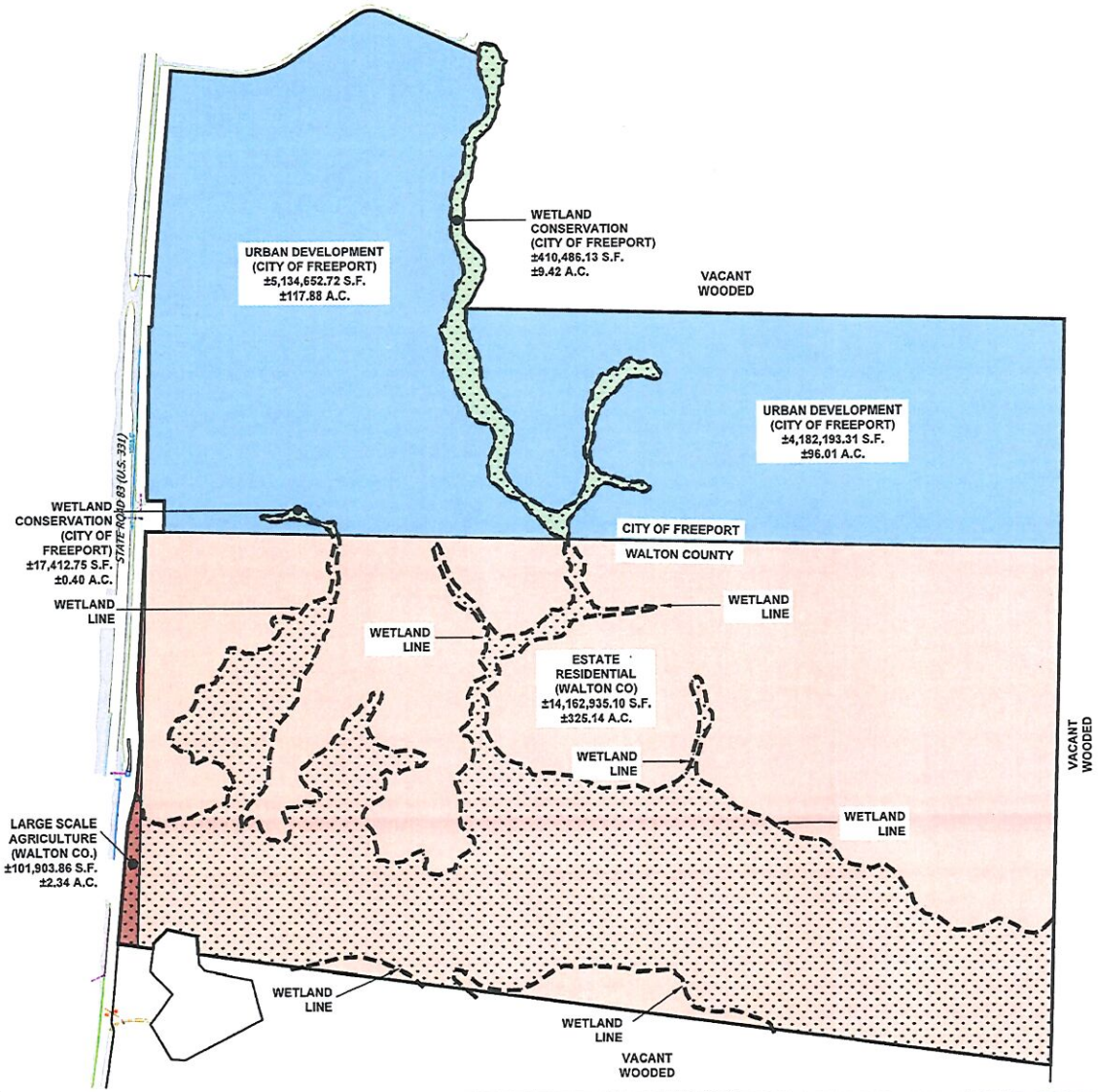
Legend

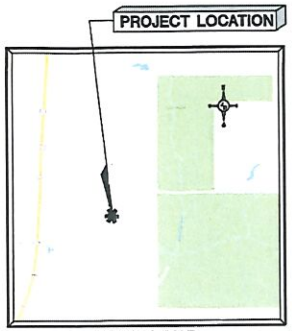
- Parcels
- Roads
- City Labels

Date created: 2/5/2020
Last Data Uploaded: 2/4/2020 6:48:41 PM

Developed by Schneider GEOSPATIAL

EXISTING FUTURE LAND USE MAP





VICINITY MAP

NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE

(IN FEET)
1 inch = 800 ft.

LEGEND

- URBAN DEVELOPMENT (CITY OF FREEPORT)
- WETLAND CONSERVATION (CITY OF FREEPORT)
- ESTATE RESIDENTIAL (WALTON CO.)
- LARGE SCALE AGRICULTURE (WALTON CO)
- WETLANDS
- WETLAND LINE
- BOUNDARY LINE

JP Engineering
Civil Site Development Planning
1895 U.S. Highway 331 S. Freeport, FL 32439 - (850) 842-2229
Certificate of Authorization No. 27914
Florida Licensed Professional Engineers

EXISTING FUTURE LAND USE MAP

Bluffs at Lafayette

DRAWN:	ESD	DATE:	1/23/2023
CHECKED:	TJJ	SCALE:	1"=200'
APPROVED:	MRP	FILE NO.	2014-014

REVISIONS
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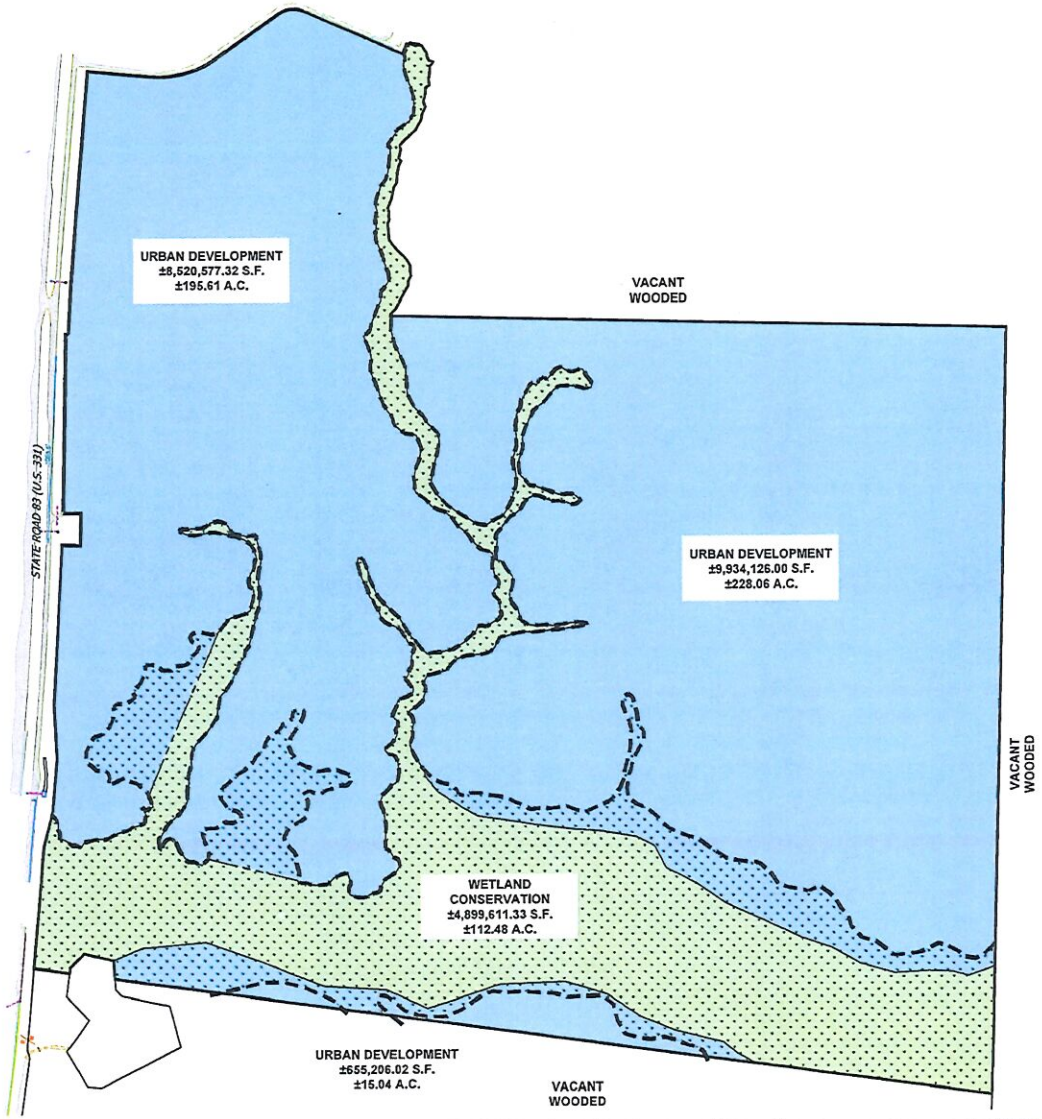
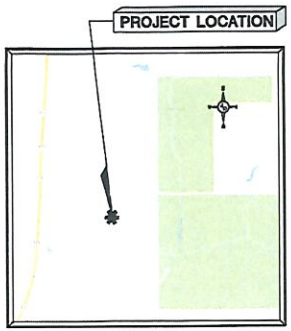
2
3

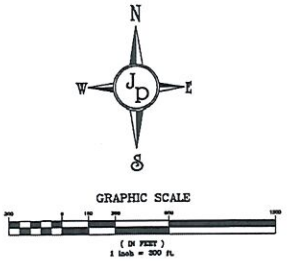
Sheet 1 of 1
DWG. NO.
01

PROPOSED FUTURE LAND USE MAP





VICINITY MAP



LEGEND

- URBAN DEVELOPMENT
- WETLAND CONSERVATION
- WETLANDS
- WETLAND LINE BOUNDARY

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JP Engineering
Civil Engineering/Land Planning
10294 US HWY 331 S, Freeport, FL 32439 - (850) 460-7279
Certificate of Authorization No. 27014
Matthew R. Parker PE# 60117

PROPOSED FUTURE LAND USE MAP

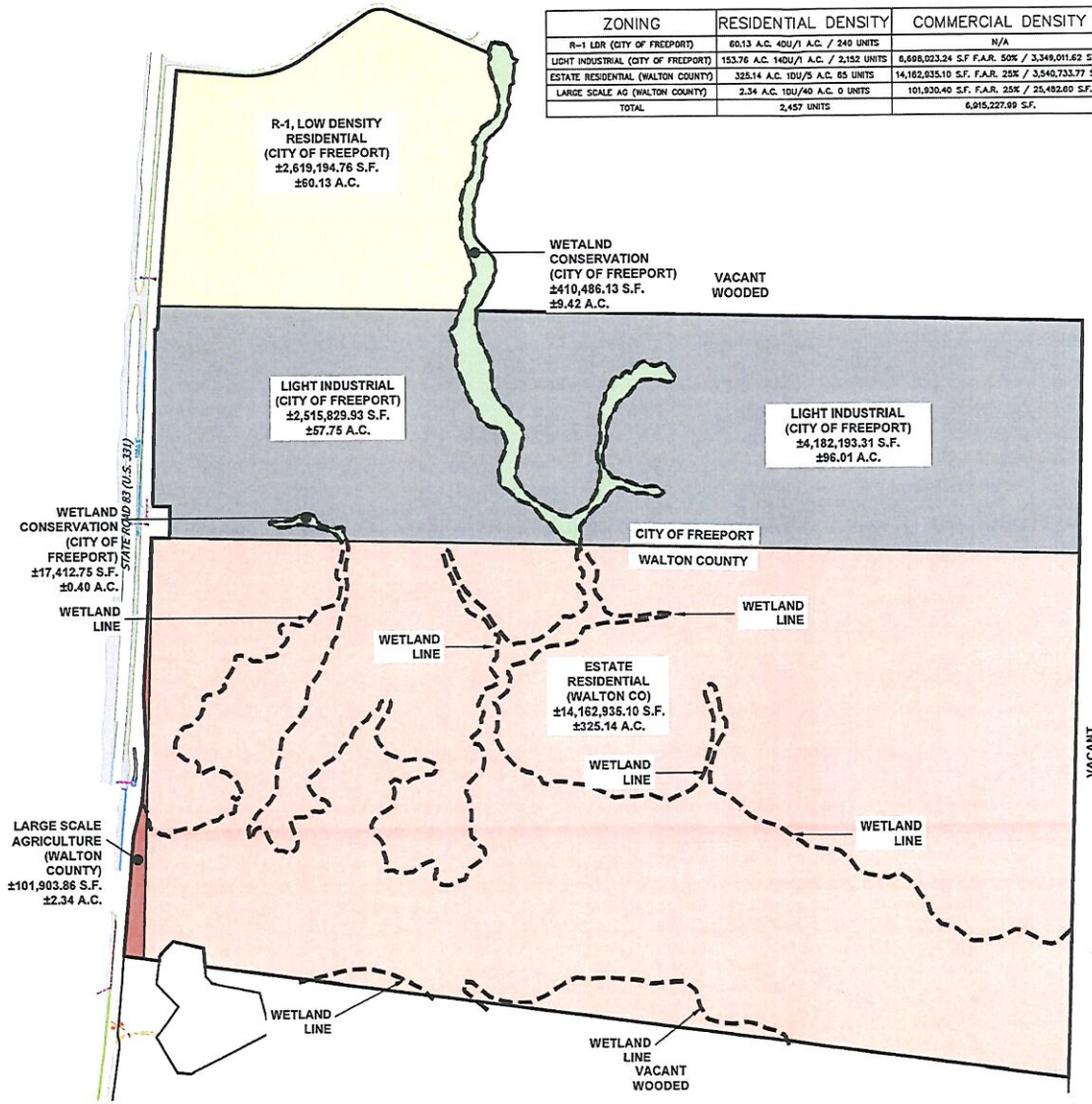
Bluffs at Lafayette

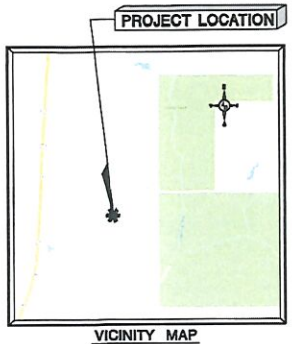
DRAWN: EDO | DATE: 1/29/2020 | REVISIONS: 1 2 3
CHECKED: TJ | SCALE: 1"=300' | FILE NO. 12019-014
APPROVED: MRP

Sheet 1 of 10
DWG. NO. 01

EXISTING ZONING MAP

ZONING	RESIDENTIAL DENSITY	COMMERCIAL DENSITY
R-1 LDR (CITY OF FREEPORT)	60.13 A.C. 4DU/1 A.C. / 240 UNITS	N/A
LIGHT INDUSTRIAL (CITY OF FREEPORT)	153.76 A.C. 14DU/1 A.C. / 2,152 UNITS	6,698,023.24 S.F F.A.R. 50% / 3,349,011.62 S.F.
ESTATE RESIDENTIAL (WALTON COUNTY)	325.14 A.C. 1DU/5 A.C. 65 UNITS	14,162,935.10 S.F. F.A.R. 25% / 3,540,733.77 S.F.
LARGE SCALE AG (WALTON COUNTY)	2.34 A.C. 1DU/40 A.C. 0 UNITS	101,930.40 S.F. F.A.R. 25% / 25,482.60 S.F.
TOTAL	2,457 UNITS	6,915,227.99 S.F.





VICINITY MAP

NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE

(IN FEET)
1 inch = 300 ft.

LEGEND

- R-1 LOW DENSITY RESIDENTIAL (CITY OF FREEPORT)
- L-1 LIGHT INDUSTRIAL (CITY OF FREEPORT)
- WETLAND CONSERVATION (CITY OF FREEPORT)
- ESTATE RESIDENTIAL (WALTON CO.)
- LARE SCALE AGRICULTURE (WALTON CO.)
- WETLANDS
- WETLAND LINE BOUNDARY

JP Engineering
Civil Engineering/Land Planning
1426 US HWY 331 S, Freeport, FL 32439 • (850) 835-2229
Contact: Jason Pierce, P.E. • (850) 797-7674
Matthew A. Parker PSM 6317

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER

EXISTING ZONING MAP

Bluffs at Lafayette

REVISIONS:
1
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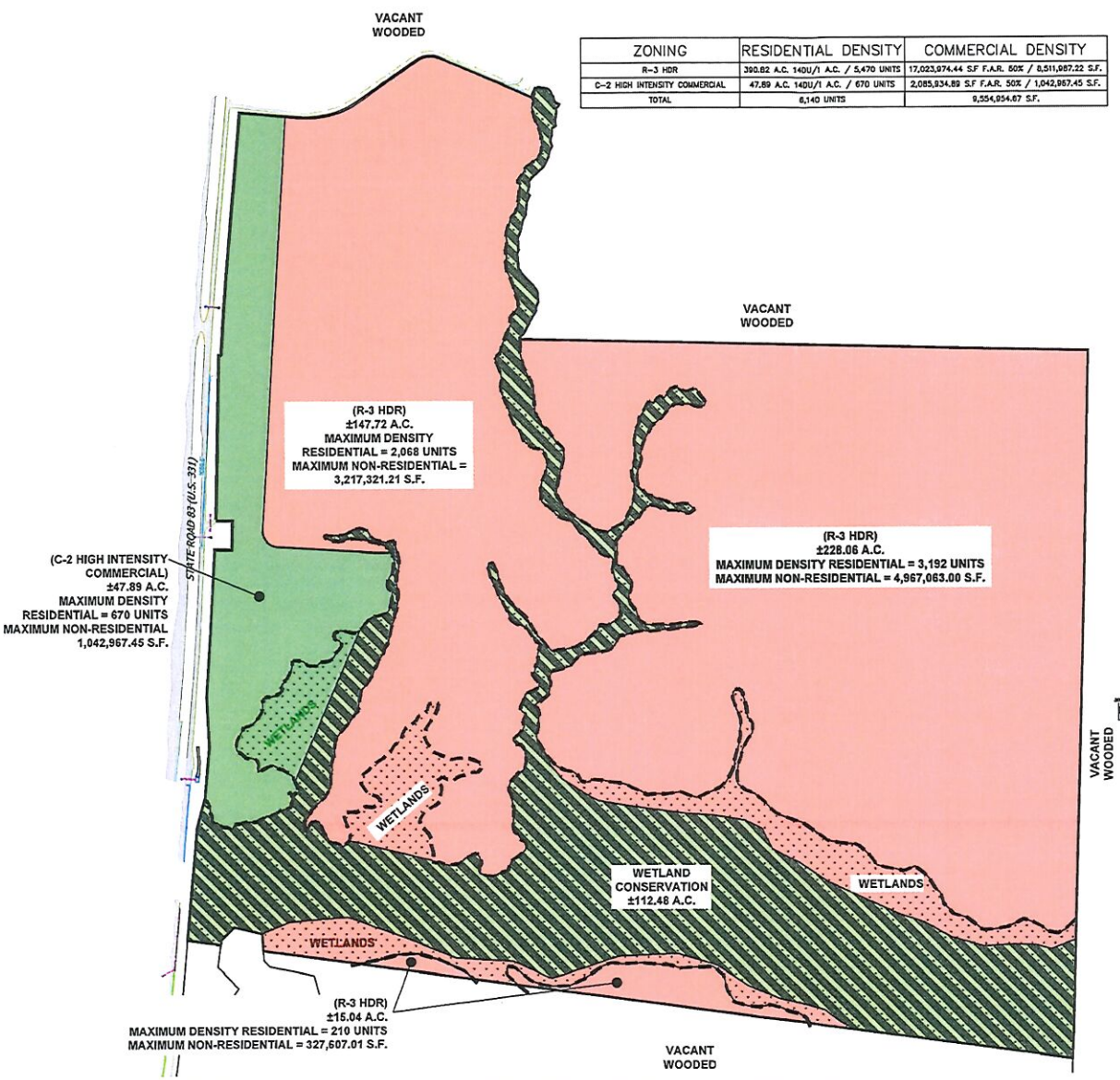
DRAWN: DGO
CHECKED: TJ
APPROVED: MAP

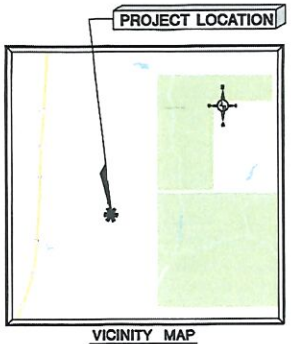
DATE: 1/28/2020
SCALE: 1"=300'
FILE NO.: 2018-014

Sheet 1 of 1
ENG. NO. 01

PROPOSED ZONING MAP

ZONING	RESIDENTIAL DENSITY	COMMERCIAL DENSITY
R-3 HDR	390.82 A.C. 14DU/1 A.C. / 5,470 UNITS	17,023,974.44 S.F F.A.R. 50% / 8,511,987.22 S.F.
C-2 HIGH INTENSITY COMMERCIAL	47.89 A.C. 14DU/1 A.C. / 670 UNITS	2,085,934.89 S.F F.A.R. 50% / 1,042,967.45 S.F.
TOTAL	6,140 UNITS	9,554,954.67 S.F.





VICINITY MAP

NOT RELEASED FOR CONSTRUCTION

GRAPHIC SCALE

(IN FEET)
1 inch = 300 ft.

LEGEND

- R-3 HIGH DENSITY RESIDENTIAL
- C-2 HIGH INTENSITY COMMERCIAL
- WETLAND CONSERVATION
- WETLANDS
- WETLAND LINE BOUNDARY

JP Engineering
Civil Engineering/Land Planning
1205N US Hwy 231, Lafayette, FL 32694 - (386) 362-7279
Contact: Jeffrey A. Pepper (386) 362-7241
Heather A. Parker (386) 362-7217

JP ENGINEERING

PROPOSED ZONING MAP

Bluffs at Lafayette

DRAWN: EBD
CHECKED: TLJ
APPROVED: MWP
DATE: 1/28/2020
SCALE: 1"=300'
FILE NO. 13019-014
REVISIONS:
1
2
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Sheet 1 of 1
DWG. NO.
01

JP ENGINEERING
18596 US Hwy 331 S ◊ Freeport, Fl 32439
Phone 850.460.7279 ◊ www.JPENGFL.com

March 31, 2020

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

Re: Application Criteria and Future Land Use Map Amendment Reasoning

An annexation request for two parcels identified by Walton County parcel identification numbers 01-1S-19-23000-001-0000 and 02-1S-19-23000-001-0030 has been submitted to the City of Freeport. To go along with this request, a future land use map (FLUM) amendment and zoning assignment is necessary for these parcels, which combined are ± 327.48 acres. The requested FLUM amendment is to change this property from Walton County Large Scale Agriculture (LSA) and Estate Residential (ER) to City of Freeport Urban Development (UD) and Environmental Conservation (EC).

The two parcels being annexed will be part of a larger development with two adjacent parcels which are already within the City of Freeport corporate limits. The Walton County parcel identification numbers for these two parcels are 36-1N-19-17000-001-0000 and 36-1N-19-17000-002-0000. The four parcels will constitute the project boundary for a Mixed Use Planned Development Project to be known as The Bluffs at Lafayette. This ± 551.19-acre development will have a variety of land uses including highway commercial, multi-family residential in a mixed use setting and single-family residential subdivisions. A zoning assignment and rezoning is necessary for this development. A rezoning from R-1 (Low Density Residential) and I-1 (Light Industrial) to C-2 (High Intensity Commercial) and R-3 (High Density Residential) is requested for the portion of the project already in the city limits. A zoning assignment, for the portion of the project being annexed, request is to assign C-2 (High Intensity Commercial) and R-3 (High Density Residential) zoning.

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 FLUM amendment are compatible with the surrounding neighborhood area as is shown in a compatibility analysis included with this application.

Several conditions have changed over the past few years around the subject properties. First, the US Highway 331 corridor north of State Road 20 is still a relatively new highway alignment. This alignment opened undeveloped lands along the northeastern side of the City. Now that the highway has been widened to a four lane facility, the City is in the process of planning for new growth along this corridor by planning upgrades to the wastewater treatment plant to increase capacity and extending sewer mains along this corridor to support new development which is being planned.

The FLUM amendment 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 are areas of wetlands on the site which are proposed to be placed in Environmental Conservation FLU and Conservation zoning. These wetlands will be protected with buffers. Some minimal wetland impacts are possible to allow development of the subject parcel for roadways and stormwater management.

The proposed amendment is necessary to implement the development of the mixed use planned development project which is being planned for this property. A logical and orderly development pattern will be furthered by the approval of this amendment. The realigned corridor of US Highway 331 is already mostly located inside the city limits, and acceptance of this amendment will continue the development patterns already being implemented in other areas along this corridor.

Sincerely,

Matthew R. Parker, P.E.
Authorized Agent

DATA AND ANALYSIS

FOR

FLUM Amendment

CITY OF FREEPORT

Parcel ID # 01-1S-19-23000-001-0000, 02-1S-19-23000-001-0030

Prepared for:

Shivers Brothers
401 E. Verot School Road
Lafayette, LA 70508

Prepared by:

JP ENGINEERING

March 31, 2020

Introduction

This analysis pertains to a future land use map (FLUM) amendment request to the City of Freeport Comprehensive Plan to assign a FLUM category of a ±327.48 acre tract of land from Walton County Large Scale Agriculture (LSA) and Estate Residential (ER) to City of Freeport Urban Development (UD) and Environmental Conservation (EC). This tract of land is in the process of annexation into the City limits and will be referred to as the "annexation tract." 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 City of Freeport FLUM designation on the annexation tract is to assign a City FLUM designation. The requested FLUM designation will accommodate development of a new Mixed Use Planned Development Project (PDP) to be known as The Bluffs at Lafayette.

The annexation tract is a portion of the land area which will constitute The Bluffs at Lafayette. When combined with two adjacent parcels of land already within the City limits, a development tract of ±551.19 acres will constitute the PDP project which will have a variety of land uses including conservation, highway commercial, multi-family residential in a mixed use setting and single-family residential subdivisions.

Along with the FLUM amendment, a concurrent zoning assignment and rezoning of the entirety of the lands which make up the PDP is requested to change the zoning from R-1 (Low Density Residential), I-1 (Light Industrial) and the unassigned zoning on the annexation tract to C-2 (High Intensity Commercial), R-3 (High Density Residential) and Conservation (CON) which is consistent with the proposed FLUM category.

Site Description and Characteristics

The annexation tract is located on the east side of US Highway 331 approximately 2.4 miles north of SR 20. The property is a partially wooded, vacant tract. Along and near the southern boundary of the parcel, Lafayette Creek meanders across the property in an east to west direction. The property is comprised off upland and wetland areas.

Adjacent Land Use and Zoning

	FLU	Zoning	Type of Use	Specific Use
North	Urban Development	I-1 Light Industrial	Vacant	To be part of the PDP
South	Walton Co. Large Scale Ag & Estate Residential	Walton Co. Large Scale Ag & Estate Residential	Vacant	Vacant
East	Walton Co. Conservation	Walton Co. Conservation	Vacant	NWF Water Management District Lands
West	Urban Development & Environmental Conservation	C-2 High Intensity Comm, R-3 High Density Res & RA Rural Agriculture	Vacant	Vacant across US Hwy 331

Surrounding Area Compatibility

The annexation tract is located on the US Hwy 331 corridor near the northern portion of the City. This roadway corridor is an arterial highway which was recently widened to a four-lane divided highway. This property is located along a section of the corridor which was realigned in 2007 and 2008 through an area of agricultural and undeveloped lands. The western side of the highway corridor is completely within the city limits. Except for a 1.26-mile section, the eastern side of this corridor is within the City limits. The annexation tract has approximately 0.45 miles of frontage along this portion of the highway frontage outside the city boundary.

As mentioned, the subject property and the nearby properties along the realigned corridor of US Hwy 331 are largely undeveloped. This is partly due to these properties not having roadway access prior to the highway realignment. Currently the surrounding area is mostly undeveloped land comprised of large development tracts. A significant portion of the western side of the corridor is subject to a master planned development which was approved by the City in the recent past. As with that large development, the eastern side of the corridor is most likely to develop over time utilizing master development plans to guide the development along this corridor.

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 City of Freeport.

Comparison of Current and Proposed FLUM Categories

The current Walton County FLUM categories on this tract is Large Scale Agriculture (LSA) and Estate Residential (ER.) A small portion of the area of the annexation tract, ±2.34 acres, is LSA and due to size, shape and location of this area, would not be separately developable land. For purposes of comparing maximum, potential develop yields, the LSA will be considered to contribute 1 single family dwelling unit. The ER is a category which allows for predominately residential development at a maximum density of one (1) dwelling unit per five acres. Neighborhood commercial is allowed subject to locational requirements which would be applicable to the subject property. 45 single family dwelling units and 12,000 SF of retail would constitute the maximum potential development potential if this tract were developed in Walton County's jurisdiction.

The proposed FLUM category is Urban Development (UD) and Environmental Conservation (EC). UD allows a wide range of residential, commercial and industrial development. This category lends well to master planned communities. Maximum residential density is subject to the zoning assigned to the lands. As mentioned, a concurrent rezoning of the properties which comprise the lands of the PDP is requested to change the zoning to categories which will support the implementation of the PDP. EC is a conservation map designation to protect the wetlands of the Lafayette Creek system which crosses the subject property. 1,964 single family dwelling units and 1,089,000 SF of retail on 50 acres would constitute the maximum potential development potential if this tract were developed in the City of Freeport's jurisdiction.

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. While this chart shows the maximum potential that must be addressed during a FLUM amendment, the actual buildout planned for the portion of the PDP on the annexation tract will be less than the figures provided here.

	Current FLU	Proposed FLU
	Walton County LSA and ER ±327.48 acres	City of Freeport Urban Development - 327.48 acres
Max Density / Intensity	45 single family d.u. / 12,000 SF commercial	1,964 single family d.u. / 50 acres commercial
INFRASTRUCTURE ANALYSIS		
Water Demand (gpd)	16,350 gpd	741,850 gpd
Sewer Demand (gpd)	16,350 gpd	741,850 gpd
Solid Waste Generation	616 pounds/day	29,700 pounds/day
Drainage (Stormwater)	Must meet 25 year/24-hour Design Storm Event with On-site Facility.	
Traffic Generation (P.M. Peak Hour Trips)	90 trips	2,903 trips
Recreation / Open Space (potential population)	154 people	6,874 people

Potable Water

The parcel is located in relatively close proximity to the City of Freeport water service system. The system has a permitted capacity of 2,396,000 gallons per day (gpd) for potable water. The maximum day flow at the plant as recorded on monthly operating reports during the past 12 months is 2,117,939 gpd. This system is currently operating under its permitted capacity.
At this time, it is JP Engineering's understanding that both water main infrastructure, and wastewater treatment facility upgrades, expansions and improvements are currently being implemented by the City of Freeport to accommodate this and other demands.

Sanitary Sewer

The parcel is located within the boundaries of the City of Freeport sewer service system. The system has a permitted capacity of 0.600 million gallons per day (MGD) for sewer. The maximum monthly average daily flow over the last 12 month period was 0.445 MGD and the maximum three-month average daily flow over the last 12 month period was 0.416 MGD. This system is currently operating under its permitted capacity.

Sewer mains would need to be extended to support the development of the subject parcel. Planned upgrades to the sewer treatment facility and sewer main extensions are currently being planned which would bring sewer to the highway corridor to support development in this corridor.

Solid Waste

The solid waste generated in the City of Freeport is transported to the Walton County landfill for disposal. The Walton County Solid Waste department is 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 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 fairly significantly impact adjacent roadways. However, the proposed FLUM category reflects the maximum potential development and the maximum potential impacts. The actual buildout will result in significantly smaller impacts than analyzed and development will be completed in phases over several years. The traffic impacts will be further detailed with actual impacts during the Planned Development Project (PDP) submittal and subsequent Development Order (DO) submittals. It is JP Engineering's understanding that the Florida Department of Transportation is currently planning roadway improvements in and around the City of Freeport, specifically, the widening and increased capacity on Highway 20. In addition, Highway 331 was recently increased from a 2 lane to a 4 lane divided Highway. The developer is committed to transportation improvements such as traffic signals, turn-lanes, and developing the property in such a way to maximize internal capture, and interconnectivity along the commercial frontage property to allow for transportation movement by easing impacts to the adjacent roadways to the maximum extent possible. Please see the attached Traffic Impact Analysis performed by Southern Traffic Services for more information.

Recreation and Open Space

The increase in the potential number of housing units will eventually 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 public park inventory in the City of Freeport would support a population of 11,904 people. Based upon estimates from the University of Florida, the 2019 population of Freeport was 4,316 people. The current acreage of parks in the City is ±74.4 acres.

The annexation tract will be a portion of a larger development project which is planning areas dedicated to active and passive recreation areas.

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.

Recommendations were provided in this report to address protection of natural resources identified on the subject property.

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, the project is being designed to address all necessary public facilities, and the developer is committed to working with the City to address any deficits that may arise due to the development of this project and those that may arise due to development of surrounding properties.

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 facilities, and water service facilities 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, UD requires location within the existing or planned 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: Expansion of the wastewater treatment plant is planned for and in the process of being constructed. Water mains and sewer mains are also planned for to extend these services to the area of the development.

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 adjacent to the Urban Service Area Boundary along the northern and western boundary of the property.

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.