



FREEPORT PLANNING BOARD

**November 2, 2005 Meeting Minutes
7:00 p.m. / Freeport City Hall Council Room**

Members present: Earnest Nettles (Chairman), Bud Day, Jerry Griffith, Tim Stone (Ex Officio/Eglin AFB Encroachment Office). Absent: Mitch Block, Boots McCormick.

Staff Present: Latilda Henninger (City Planner), and Brook Jackson (Planning Board Secretary).

I. Meeting Called to Order/ Invocation and Pledge of Allegiance

The meeting was called to order by Chairman Nettles with invocation by Griffith, and the Pledge of Allegiance.

II. Minutes of October 5, 2005 Read/Approved

Motion by Griffith to approve the October 5, 2005 Planning Board Meeting Minutes as read. Second to motion by Day. All ayes; motion carried.

III. Items before the Board

A. Legislative Items

1. City of Freeport LSA /ReZoning

Applicant: City-sponsored amendment
Parcel Number(s): Area 1: 15-1S-19-23040-006-001/0020/0040 and 008-0101
Area 2: 15-1S-19-23040-023-0090 / 000-0060 / 019-0030 / 000-0031 / 019-0020 / 019-0010 / 006-0111 / 006/0112 / 004-0040 / 004-0010 / 004-0070 / 004-0110 / 004-0150 / 000-0010 / 003-0040 / 022-0100 and 15-1S-19-23045-000-00A0 /00D0 / 00E0 / 00G0 / 00L0, except those portions within the Conservation Land use/Zoning districts.
Acreage: 19.6
Location: Area 1: in and around the intersection of Madison Street and Tyler Street
Area 2: south of Jackson Street and east of E Bay Loop Road
Request: Area 1:
Current FLUM designation: Established Residential (ER)
Proposed FLUM designation: Mixed Use (MU)
Current Zoning designation: High Density Residential (R-3)
Proposed Zoning designation: Residential Commercial (RC)
Area 2:
Current FLUM designation: Established Residential (ER)

Proposed FLUM designation: Mixed Use (MU)
Current Zoning designation: High Density Residential (R-3)
Proposed Zoning designation: Residential Commercial (RC)

Staff recommendation: Henninger asked the Planning Board to continue this item to the December 7, 2005 meeting and asked the Planning Board to review the map and bring back recommendations.

Motion by Griffith to continue this item to the December 7, 2005 meeting. Second to motion by Nettles. All ayes; motion carried.

2. St. Peters Small Scale Amendment Request

Applicant: Carli St. Peter
Parcel Number(s): 29-1S-19-23000-001-0030
Acreage: 2.65
Location: N side of bay Loop, 880' E of intersection of Bayside drive and Bay Loop Road
Request: Current FLUM designation: Rural Village (county)
Proposed FLUM designation: LDR (Low Density Residential)

Staff recommendation: Approval.

Motion by Day to recommend approval of the St. Peter Small Scale Amendment Request as presented. Second to motion by Nettles. All ayes; motion carried.

3. St. Peters Zoning Assignment Request

Applicant: Carli St.Peters
Parcel Number(s): 29-1S-19-23000-001-0030
Acreage: 2.65
Location: N side of bay Loop, 880' E of intersection of Bayside drive and Bay Loop Road
Request: Current Zoning designation: none (county)
Proposed Zoning designation: LDR (Low Density Residential)

Staff recommendation: Approval

Motion by Day to recommend approval of the St. Peter Small Scale Amendment Request as presented. Second to motion by Griffith. All ayes; motion carried

All participants giving testimony on quasi-judicial items sworn by Henninger.

B. Quasi-Judicial Items

4. VRC Medical Clinic

Applicant: Pat Byrne/Valparaiso Realty Company
Project Summary: phased development of 9,000 sf medical offices on 4.5 acres

Location: N side of Hwy 20 West, E of Sunset Lane
Future Land Use category: UD (Urban Development)
Zoning Category: RC (Residential Commercial)

Staff Recommendation: Approval

Project presented by: Brian Farmer (Gustin Cothorn & Tucker)
Comments from Audience: None
Correspondence Received: None

Motion by Day to recommend approval. Second to motion by Nettles. All ayes; motion carried.

5. Owl's Head PDP/Phase I

Applicant: Jeff Tucker c/o Owl's Head
Project Summary: 426 lots including attached townhomes and 92 multi-family units including multi-floor condominiums on 205.7 acres
Location: 2 ½ miles north of Hwy 20 on the east side of US 331
Future Land Use category: SDD (Special Development District)
Zoning Category: R-1 (Low Density Residential)

Staff Recommendation: Approval

Project presented by: Brett Smith (Ragan-Smith)
Comments from Audience: None
Correspondence Received: None

Motion by Day to recommend approval. Second to motion by Griffith. All ayes; motion carried.

C. Other

Henninger updated the Board on the progress of the Freeport Design Charrette.

IV. Adjournment

Motion by Day to adjourn. Second to motion by Griffith. All ayes; motion carried.

Meeting Adjourned.

Planning Board Chairman