



FREEPORT PLANNING BOARD

June 7, 2006 Meeting Minutes
7:00 p.m. / City Hall Council Room

Members present: Earnest Nettles (Chairman), Bud Day, Jerry Griffith, Susie Merrill, Brian Brown (Ex Officio/Eglin Encroachment Office), Ronnie Brannon (appointed by Ray Jackson on May 25, 2006).

Staff present: Clayton Adkinson (City Attorney), Latilda Henninger (City Planner), Charles Peters (City Engineer), and Brooke Jackson (Planning Board Secretary).

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

Ronnie Brannon was sworn in as a new Planning Board member by Mr. Adkinson.

B. Minutes Read/Approved

1. Minutes of March 1, 2006 Read/Approved

Motion by Day to approve March 1, 2006 Planning Board Minutes as presented. Second to motion by Brannon; all ayes, motion carried.

2. Minutes of April 2, 2006 Read/Approved

Motion by Day to approve April 2, 2006 Planning Board Minutes as presented. Second to motion by Brannon; all ayes, motion carried.

C. Items before the Board

All those speaking regarding any quasi-judicial item were sworn by Mr. Adkinson.

3. Bay Breeze Townhomes

Marlin Design, represented by Paradigm Engineering and Consulting, proposed the development of Parcel Number 14-1S-19-23000-012-0070 into 31 townhomes on 2.83 acres zoned RC. This parcel is located ¼ mile east of the SR20/331S intersection, on the S side of SR20.

Staff Recommendation: Approval subject to City Council review/acceptance of protected tree mitigation plan, and acceptance of developer's request to buy out of the required recreational facilities at a Council-determined value for the purpose of providing funds for the new Freeport Regional Park at Hammock Bay.

Motion by Griffith to recommend approval per staff recommendation. Second to motion by Merrill; all ayes, motion carried.

4. Hammock Bay Pods 13 & 14

Freeport 860 LLC, represented by Jack Rhodes Consultant, proposed the development of two pods of the Hammock Bay Planned Development Project on Parcels 17-1S-19-23000-001-0000 and 18-1S-19-23000-003-0000 located on the N side of Hammock Trail (West Road) just west of Great Hammock Bend. Pod 13 consists of 17 lots on 9.385 acres. Pod 14 consists of 27 lots on 13.038 acres. These parcels are zoned Rural Village.

Staff Recommendation: approval of Hammock Bay Pods 13 & 14 subject to correction of outstanding engineering items.

Motion by Merrill to recommend approval of Hammock Bay Pods 13 & 14 subject to correction of outstanding engineering items. Second to motion by Day; all ayes, motion carried.

5. Willow Bend Townhomes

Henninger informed the Planning Board that this item had to be tabled due to significant revisions being required by the City Engineer.

Motion by Day to table this item. Second to motion by Brannon; all ayes, motion carried.

E. Other Business

6. Ray Robins/Request for Affordable Housing Workshop

By general affirmation the Planning Board, at the advice of counsel, directed Mr. Robins to address the City Council regarding his proposal for affordable housing.

7. Set Planning Board Orientation/Education Workshop Date(s)

The Planning Board, by general affirmation, scheduled an informational workshop for 6:00 p.m. on Wednesday, July 12, 2006.

8. Set 2006 Design Charrette Continuing Workshop(s)

Heninger withdrew her request for continuing workshops at this time, due to shortage of available time.

9. July Planning Board Meeting

The Planning Board directed Heninger to move the July 5 regular meeting date forward to July 12 at 7:00, due to the 4th of July Holiday.

F. Meeting Adjourned.

Planning Board Chairman