



FREEPORT PLANNING BOARD

August 2, 2006 Regular Meeting Minutes

The meeting convened at 7:00 p.m. in the Council Meeting Room of the Freeport City Hall. Members present: Earnest Nettles (Chairman), Bud Day (Vice-Chairman), Ronnie Brannon, Jerry Griffith, and Brian Brown (Ex-Officio/Eglin AFB). Member absent: Susie Merrill. Staff present: Clay Adkinson (Board Attorney), Latilda Henninger (City Planner), Brooke Jackson (Board Secretary).

I. Meeting Called to Order

The meeting was called to order by Chairman Nettles.

II. Invocation and Pledge of Allegiance

The invocation was given by Vice-Chairman Day, followed by the Pledge of Allegiance.

III. Minutes of July 12, 2006 Workshop & Regular Meeting Read/Approved

Day made the motion to accept the minutes of the July 12, 2006 Workshop & Regular Meeting. Brannon seconded the motion. All ayes; motion carried.

IV. Items before the Board

A. Paul Miller/WFRPC: EAR Process Review

Mr. Paul Miller AICP presented an overview of the Evaluation and Appraisal Report Process (*Power Point presentation retained in meeting file*).

All those speaking regarding any quasi-judicial item were sworn at this time by Attorney Adkinson.

B. Quasi-Judicial Items

1. Hammock Bay Town Center Revision

Chairman Nettles recused himself from the item due to his employment at Hammock Bay. Nettles turned the Chair over to Vice-Chair Day.



Freeport 860 LLC proposed a revision of layout to the Town Center phase of the Hammock Bay Planned Development Project. The revision added new roadways and located amenities near the proposed fitness center and clubhouse. The revision as presented would not increase density or intensity of the project nor increase traffic impacts. The Town Center is located near the south end of Great Hammock Bend.

Jack Rhodes presented the proposal on behalf of Freeport 860 LLC.

Staff recommendation: approval as presented.

Brannon made the motion to recommend approval of the Hammock Bay Town Center as presented. Griffith seconded the motion. All ayes; motion carried.

Day turned the Chair over to Chairman Nettles.

2. Freeport Truss Office Architectural Revision

The Freeport Truss Office Building was previously approved with a facade design which was very distinctive; echoing the truss product manufactured by Freeport Truss. Since that time, Freeport Truss has sold out to Builder's First Source. The new owners wish to revise the building facade design to be consistent with the existing buildings already present at the site.

Kevin Logan, the former owner addressed the Board and stated his wish to use the original design at a different location on a future commercial building.

Staff recommendation: approval as presented.

Brannon made the motion to recommend approval of the revised architectural style of the Freeport Truss Office Building n.k.a. Builder's First Source. Day seconded the motion. All ayes; motion carried.

3. Bishop's Landing Subdivision – Phase I

Vice-Chairman Day disclosed that his business had received certified notice of this project due to his business being within 400 feet of the project site. He stated that he had not formed an opinion regarding the project one way or another. Attorney Adkinson briefly questioned Day regarding his status as an affected property owner, then asked the audience if anyone present objected to Mr. Day



participating in the discussion and/ or vote regarding the Bishop's Landing project. Hearing no objection, Day was not required to recuse himself.

Barbara Stokes, managing member of Bishop's Landing LLC, proposed the development of Parcel Numbers 09-1S-19-23000-009-0080, 09-1S-19-23000-009-0070, 09-1S-19-23000-009-0000, 09-1S-19-23000-008-0050, and 09-1S-19-23000-008-0051. Bishop's Landing is a phased development project on 28.92 acres. Phase I consists of 46 lots on 12.56 acres. Phase II will consist of 37 residential lots on 16.36 acres. This application is for Phase I only. The project is located on the SW corner of SR 20 and Four Mile Road. The Future Land Use categories associated with this parcel are Urban Development and Conservation. The Zoning categories associated with this parcel are CV (Conservation), RC (Residential Commercial) and R-3 (High Density Residential).

Ross Binkley, project engineer, addressed the Planning Board. He pointed out the hydrant placement which was not readily identifiable on the reduced plans provided to the Planning Board.

Gerald Dickey, representing himself and his wife Linda as adjacent property owners, addressed the Planning Board. Dickey requested that a fence/buffer be placed between the development property and the Dickey's property.

Staff recommended approval subject to Ms. Stokes working out fencing and or landscaping with adjacent property owners Gerald and Glenda Dickey prior to the hearing before the City Council.

Brannon made the motion to recommend approval w/ the condition that the developer work with the Dickeys to provide an adequate buffer/fence between the development and the Dickey's property prior to the hearing before the City Council. Day seconded the motion. All ayes; motion carried.

4. Palm Shadow Townhomes

Jerry Griffith stated that he nor any member of his family have received notice regarding Palm Shadows. The Board took a brief break while the file was examined to determine if the notices were sent out as required. It was determined that due to a miscommunication, the notices had not been sent as required.

Staff recommended that this project be continued to the next Planning Board meeting so that the developer could properly notify all property owners within 400 feet by certified mail.



Day made the motion to continue this project to the September meeting so that adequate notice could be sent to the affected property owners. Brannon seconded the motion. Jerry Griffith recused himself due to his close proximity to the development site. All ayes; motion carried.

5. FRC Warehouse/Industrial Subdivision

FRC Fiber, Limited Company LLC proposed the development of Parcel Number 35-1N-19-17000-001-0021, a 2-acre parcel into three (3) 6,000 sf office/warehouse buildings in addition to one existing 6,000 sf office/warehouse building, and division of the property to create a 4-lot industrial subdivision. This property is located on the NE side of Bulldog Road. The Future Land Use designation of this property is Industrial.. The Zoning classification is I-1 (Light Industrial).

Ed Stanford, project engineer, addressed the Planning Board.

Bud Day expressed the need to relocate and reconfigure the dumpster locations and pads.

Staff recommended approval of the proposal conditioned on the dumpster pads being relocated and dimensioned per Dayco specifications.

Day made the motion to recommend approval of the proposal with the revised dumpster locations and specifications. Brannon seconded the motion. All ayes; motion carried.

6. DMF Commercial Building

DMF Development LLC proposed the development of Parcel Number 23-1S-19-23000-001-0010, a .755-acre parcel, with a 5,000 sf commercial building. This parcel is located on the SE corner of Hwy 331 S and the north end of Old Jolly Bay Road. The Future Land Use category for this parcel is Commercial. The Zoning classification is C-1(General Commercial).

Darrell Barnhill, project agent, addressed the Planning Board.

Day cited the need to correct the dumpster pads. Nettles pointed out several hydrants to be relocated to better locations on the site plan.

Staff recommended approval subject to dumpster pad corrections per Day and fire hydrant relocation as specified by Nettles.



Brannon made the motion to approve DMF Commercial with hydrant relocation and dumpster pad corrections. Griffith seconded the motion. All ayes; motion carried.

7. Willow Bend Condominiums

Dolphin South Development LLC & Showers Development West LLC proposed the development of Parcel Numbers 08-1S-19-23000-008-0000, 08-1S-19-23000-009-0000, 08-1S-19-23000-010-0000, and 08-1S-19-23000-011-0000, a total of 15.76 acres, into 188 condominium units. The property is located on the north side of Hwy 20 West, between Davis Lane and Sunset Lane. The Future Land Use category of this property is UD (Urban Development). The Zoning classification is RC (Residential Commercial), which allows R-3 (High Density Residential uses).

Ed Stanford, project engineer addressed the Planning Board.

Day noted several corrections that were need in dumpster locations/pads.

Nettles noted several changes which needed to be made to hydrant locations, subject to approval by the City Engineer.

Staff recommended approval subject to dumpster provision corrections and fire hydrant relocations, subject to approval by PMA, City Engineer.

Nettles made the motion to recommend approval subject to dumpster revisions and hydrant relocations, subject to approval by the City Engineer. Day seconded the motion. All ayes; motion carried.

V. Adjournment

Brannon made the motion to adjourn. The motion was seconded by Day. All ayes; meeting adjourned at approximately 9:30 p.m.

Planning Board Chairman