



FREEPORT PLANNING BOARD

September 6, 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, Susie Merrill. Member absent: Brian Brown (Eglin AFB Ex-Officio). Staff Present: Clay Adkinson (Board Attorney), who arrived late, and Latilda Henninger (City Planner).

I. Meeting Called to Order

Chairman Nettles had laryngitis, so he turned the meeting over to Vice-Chairman Day. The meeting was called to order by Vice-Chairman Day.

II. Invocation and Pledge of Allegiance

The invocation was given by Jerry Griffith, followed by the Pledge of Allegiance.

III. Minutes of August 2, 2006 Regular Meeting Read/Approved

The Minutes of August 2, 2006 were reviewed by the Planning Board. Several typographical errors were pointed out and addressed.

Brannon made the motion to accept the minutes with the noted corrections. Griffith seconded the motion. All ayes; motion carried.

IV. Items before the Board

A. Board Attorney Clay Adkinson/ Procedural Guidelines

Mr. Adkinson did not arrive until later in the meeting. By general consent, this item was not addressed until after the development projects.



All those speaking regarding any quasi-judicial item will be sworn at this time by Henninger.

B. Quasi-Judicial

1. Palm Shadow Townhomes (continued from August 2, 2006 Planning Board Meeting) Mr. Adkinson arrived during this item.

Jerry Griffith recused himself as an affected property owner within 400 feet of the project.

Project Summary: Art Hill, representing AVO Development, proposed the development of 294 multi-family townhome units with associated recreational and community uses on Parcels 10-1S-19-23000-007-0000 and 10-1S-19-23000-007-0020, consisting of 44.10 acres. The Future Land Use designation for this site is MU (Mixed Use). The Zoning designation for this site is R-3 (High Density Residential). The property is located on the southwest corner of Sunflower Lane and US 331 North.

Staff Recommendation: Approval subject to receipt of GIS approval for road names within the project and final engineering approval.

Project Representative: Will Poon, Project Engineer addressed the Planning Board.

Correspondence received: None.

Comments from the audience:

Jerry Griffith (recused) expressed concerns regarding the north boundary line of project not reflecting a known easement granted by Raymond and Lois Dickey. *Art Hill stated that his title company had not picked up any easement on the AVO property.* Griffith also asked for a fence on the north side of the project.

Tommy Brown, representing Mary Brown expressed concern with an overlap on the south boundary of the project which does not follow the Brown's original north line. *Art Hill stated that he would accommodate Ms. Brown on her original property line in the area indicated.*



Genevieve Hamilton stated concern regarding the amount of fill that would be used to develop the property and asked if the development of the AVO property would affect the land use of her property across the street. *Henninger stated that the development of the AVO parcel would not change or alter the land use assigned for the property across the street.*

Planning Board Recommendation: *Brannon made the motion to recommend approval of Palm Shadow Townhomes with the following conditions: 1) AVO's concession to accommodate the Browns on their original north property line location, 2) the issue of the alleged easement on the north project boundary being reconciled, 3) a fence being erected on the north boundary line of the project and 4) GIS final approval of road names and 5) final engineering approval. Nettles seconded the motion. All ayes (4:0) with Griffith recused.*

2. Courtyard at Freeport Townhomes

Project Summary: Hometown Development LLC proposed the development of 98 townhome units with associated community and recreational uses on Parcel 03-1S-19-23000-010-0000, consisting of 7.25 acres, located on the west side of US 331 North, 300 feet north of Bourbon Street. The Future Land Use designation of this property is ER (Established Residential). The Zoning designation of this property is R-3 (High Density Residential).

Staff Recommendation: Approval subject to: 1) additional landscaping details, 2) GIS final approval of road names, 3) submittal of state permit applications and 4) final City engineering approval.

Project Representative: Darrell Barnhill, project representative, addressed the Planning Board. Barnhill submitted Exhibit #1 and Soil Test report form dated 5/12/06 from J & M Labs to demonstrate the current elevations and the proposed elevations for the project.

Correspondence received: None.

Comments from the audience:

Jean Arrant, property owner adjacent and south of the development site, stated that she was concerned that her azaleas would be damaged during the project development, as had happened with the development on the south side of her property. *Barnhill stated that the project was provided a*



15-foot landscaped buffer on the south side of the project adjacent to the Arrant property. Arrant requested that a 6-foot wood stockade fence be placed on the property line in addition to the landscaped buffer.

Wayne Miller, property owner adjacent and north of the development site, stated that a left turn lane at the entrance onto US 331 could be very important for adequate traffic flow due to the increased construction traffic which would ensue when the project is built. *Barnhill stated that the FDOT had not determined that a left turn lane is warranted.*

Mickey Marse, Mayor of Freeport, stated that the City Council could make a left turn lane a condition of development approval.

Wayne Miller requested that the developer install a 6-foot wood stockade on the north project boundary adjacent to his property.

Walt Medley addressed multiple overlapping turn lanes and FDOT practices in aligning those lanes, based on his permitting experiences through FDOT.

Planning Board Recommendation: *Motion by Merrill to recommend approval of The Courtyard at Freeport, subject to the following conditions: 1) Installation of a 6-foot wood stockade fence on the south property boundary, 2) Installation of a left turn lane on US 331, 3) Installation of a 6-foot wood stockade fence on the north property boundary and staff conditions of 4) additional landscaping details, 5) GIS final approval of road names, 6) submittal of state permit applications and 7) final City Engineer approval. The motion was seconded by Nettles. All ayes; motion carried.*

3. Bobcat Townhomes

Ronnie Brannon recused himself due to his financial interests in the adjacent property.

Project Summary: Richard LaFuze proposed the development of Parcels 15-1S-19-23040-021-001A and 15-1S-19-23040-021-0010 as 9 townhome units on .62 acres. This property is located on the northwest corner of Bobcat Lane and East Bay Loop Road. The Future Land Use designation of this property is ER (Established Residential). The Zoning designation of this property is R-3 (High Density Residential).



Staff Recommendation: Approval subject to final City Engineer approval.

Project Representative: Ong'In Shin, project engineer, addressed the Planning Board.

Correspondence received:

Exhibit # 1: C.H. Vaughn / concerns regarding stormwater run-off.

Planning Board Comments:

Day commented that the drainage swale needed to be redesigned so that the playground area was not within a swale and that both the playground and the swale should be individually fenced. *Ong'In Shin committed to redesigning the swale and playground area.*

Griffith discussed yard requirements vs setback requirements with Henninger.

Comments from the audience:

Howard Vaughn stated concerns regarding fill and stormwater run-off.

Planning Board Recommendation: *Nettles made a motion to recommend approval of Bobcat Townhomes conditioned on 1) removing the drainage area from the playground, 2) individually fencing the drainage areas and playground areas and 3) project receiving final City Engineer approval. Merrill seconded the motion. Ayes: Day, Nettles, and Merrill. Nay: Griffith. Vote 3:1 with Brannon recused. Motion carried.*

4. Cross Creek Estates Phase I

Jerry Griffith recused himself as an affected property owner within 400 feet.

Project Summary: Freeport Residential Inc. proposed the development of Phase I of the Freeport Residential Planned Development Project, now known as Cross Creek Estates on Parcel 03-1S-19-23000-001-0000. The project is located 1.3 miles north of State Road 20 and west of US 331; it is the property west and adjacent to the ends of Pine Street, Bourbon Street and Village Lane. Master Plan



acreage: 303.66 acres. Phase I acreage: 60.629 acres. Master Plan total units: 435. Phase I total units: 140 single-family lots. The Future Land Use designation for this property is RV (Rural Village). The Zoning designation for this property is RV (Rural Village).

Staff recommendation: Approval subject to 1) final road name approval by Walton County GIS and 2) final City Engineer approval.

Project Representative: Walt Medley, project engineer, addressed the Planning Board.

Board Discussion:

Nettles stated that the developer had committed to place a fence next the Arrant property on the north side of Bourbon Street, prior to the commencement of the development. He noted recent premature development activity and stated that the fence needs to go up immediately. *Medley stated that the owner has committed to working out any issues remaining for Ms. Arrant.*

Griffith questioned the notice requirements for this project. *Henninger stated that because it is a phase of a previously approved PDP, the developer was not required to send certified notice again, but was required to erect a sign noting the meeting dates and times.*

Correspondence received: None.

Comments from the audience:

Jean Arrant adjacent affected property owner on the north side of Bourbon Street, stated that she had issues with the trees which had already been removed, the damage to her azaleas, and stormwater runoff. *Medley stated that Bourbon Street would be widened to a 60-foot boulevard street which would provide stormwater collection facilities and channel the runoff to the project stormwater retention ponds within the project boundaries. Medley stated that the Bourbon Street median would be maintained by the Cross Creek Estates Home Owners Association.*

Bob Brown, current owner of the property stated that he was committed to addressing all of Ms. Arrant's concerns and that as a newcomer he had



“jumped the gun” with beginning some preliminary site work, but had ceased immediately when notified by Henninger of the error.

Planning Board recommendation: *Brannon made a motion to recommend approval of Cross Creek Estates Phase I conditioned on 1) Final GIS approval of road names, 2) final City Engineer approval, 3) immediate placement of a fence on the north boundary of Bourbon Street adjacent to Ms. Arrant’s property. The motion was seconded by Nettles. All ayes with Griffith recused.*

5. Cog Hill Townhomes (fka Wesley Place Townhomes)

Ronnie Brannon recused himself due to his financial interests in the immediate vicinity of this project.

Project Summary: William D. Cooper et. al. proposed the development of Parcel 15-1S-19-23040-023-0070 located on the northeast corner of Polk Street and East Bay Loop Road. The project consists of 12 townhomes on .8437 acres. The Future Land Use designation is ER (Established Residential). The Zoning designation is R-3 (High Density Residential).

Staff recommendation: Approval subject to road name approval from Walton County GIS/IR Dept.

Project Representative: Chris Weeks, project engineer, addressed the Planning Board.

Board Discussion: None.

Correspondence received: None.

Comments from the audience: None.

Planning Board recommendation: *Nettles made a motion to recommend approval subject to road name approval from Walton County GIS/IR Dept. Griffith seconded the motion. All ayes with Brannon recused.*



V. Other Business

Board Attorney Clay Adkinson/ Procedural Guidelines

Due to the lateness of the hour (after 10:00 p.m.), Mr. Adkinson offered to hold off on this training until the next Planning Board meeting. There was general consent to continue this item until the October 4 meeting.

Board Discussion regarding Fill on Development Sites.

The Board discussed their on-going concern with the amount of fill be placed on certain projects and expressed concern regarding the long-term potential erosion problems which could be associated with projects which utilize a large amount of fill and are not properly maintained.

Henninger affirmed to the Board that she would relay the Board's concerns to the City Council when the Planning Board recommendations are heard.

VI. Adjournment

Nettles made the motion to adjourn. The motion was seconded by Griffith. All ayes; meeting adjourned at approximately 10:15 p.m.

Planning Board Chairman