



FREEPORT PLANNING BOARD

October 4, 2006 Regular Meeting Minutes
7:00 p.m. City Hall Council Room

The meeting convened at 7:00 p.m. in the Council Meeting Room of the Freeport City Hall. Members present: Chairman Earnest Nettles, Vice-Chairman Bud Day, Susie Merrill, Jerry Griffith. Members absent: Ronnie Brannon and Brian Brown (ex-officio representing Eglin AFB). Staff present: Clay Adkinson (Board Attorney), Ray Sullivan (City Fire Chief), Tonny Peters, representing PMA, the City Engineer. Staff absent: Latilda Henninger (City Planner), due to family illness.

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 September 6, 2006 Regular Meeting Read/Approved

The minutes of September 6, 2006 were read. One correction was noted regarding page 2 of the spelling of Mary Brown's name.

Day made the motion to accept the minutes with the correction of Ms. Brown's name. Merrill seconded the motion. All ayes; motion carried.

IV. Items before the Board

A. Board Attorney Clay Adkinson/ Procedural Guidelines

Mr. Adkinson gave presentation on the procedure for conducting a public hearing. He committed to providing a copy of his outline to Latilda for distribution to the Board at a later date and to record with these minutes.

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

B. Quasi-Judicial

1. LaGrange Landing Phase II (minor PDP Phase)



Project Summary: LaGrange Landing Development Inc. proposed the development of LaGrange Landing Phase II, the second phase of the LaGrange Landing Planned Development Project. This project is located south and west of Blue Ridge Parkway, south of Highway 20 and west of US 331 South. Parcel Number: 15-1S-19-23000-036-0000. The proposal is for 124 single-family lots on 30.56 acres. Future Land Use category: UD (Urban Development). Zoning category: C-1 (General Commercial, which allows R-3 uses).

Staff Recommendation: approval subject to county approval of road names and engineering approval.

Project representative: Brett Smith requested that the project be continued to the November Planning Board meeting.

Correspondence Received: none

Comments from Audience: none

Board Discussion: Attorney Adkinson advised the Board that if they all agreed, there was no need to make a motion.

Board Action: By general consent, this item was continued to the November 1, 2006 Planning Board meeting.

2. Ashton Heights Apartments (minor PDP Phase)

Project Summary: JLD Investments proposed the development of Ashton Heights Apartments, which is under the Owl's Head Planned Development Project West. Parcel Number: 34-1N-19 and 35-1N-19. This project is located on the northeast corner of US 331 North and Bulldog Road. The proposal is for 255 apartment units on 34+ acres with recreational amenities: clubhouse, leasing office, and maintenance facilities. Future Land Use category: UD (Urban Development). Zoning category: RC (Residential Commercial)

Staff Recommendation: Approval subject to county road name approval and city engineer approval.

Project Representative: Brett Smith

Correspondence Received: none

Board /Audience Discussion:



Bud Day advised the Board that he had met with the project representative concerning the dumpster and garbage pick-up layout.

Tonny Peters advised the Board that Peters Municipal had outstanding concerns with the lift station design. As designed, it outsized the lift station on Bulldog which could cause problems. When asked if the existing lift station could be enlarged, Peters said yes, but didn't know who should absorb the cost.

Chief Sullivan spoke about sprinklers, stand pipes, and 13R system.

Attorney Adkinson advised that if the project were passed to the City, the City could continue or turn the project down; that the applicant was taking a chance that the issues could be worked out.

Brett Smith stated that the owner wanted to continue forward and work out the issues with PMA. The developer wants to proceed due to financing constrictions.

The Board discussed sending the project to the City Council with recommendation that PMA and Ragan Smith work out the remaining engineering issues.

Zach Schaumburg, a partner in the development was asked by Attorney Adkinson what the rent would be for the apartments. Schaumburg stated \$600 to \$1400 per month depending on the unit and number of bedrooms.

Jerry Griffith asked about school traffic coming into a gated community. Brett Smith stated that there was a 9-car holding lane from the gate to US 331.

Chairman Nettles asked about turn lanes. Brett Smith stated that FDOT did not want a long turn lane for both project and Bulldog Road.

Board Action:

Griffith made a motion to continue the project to the next meeting. Motion died for lack of a second.

Day made the motion to recommend approval subject to city engineer approval. Merrill seconded the motion. Ayes: Nettles, Day, and Merrill. Nays: Griffith. Motion passed 3:1

3. Luc's Restaurant nka Castle Grille (Minor Commercial)

Project Summary: Lucas Fenik proposed the development of Luc's Restaurant (also referred to as "Castle Grille"). Parcel Number: 09-1S-19-23000-008-0050. This



project is located on the south side of Highway 20, just west of Linda Lane, 1 mile west of US 331 North.. The proposed development is a 7,200 sf sit-down restaurant on 1 acre. Future Land Use category: UD (Urban Development). Zoning category: RC (Residential Commercial)

Staff Recommendation: Approval subject to city engineer approval.

Project Representative: Matt Zinke appeared before the Board representing the project. He stated that they were proposing a fence on the west side, that FDOT did not require a turn lane, nor were they required to have sprinklers.

Correspondence Received: none

Comments from Audience: none

Board Discussion:

Griffith asked if they would serve alcohol and whether the local church in the area could precludes alcohol sales. Lucas Fenik (project owner) stated that they would sell alcohol but they were far from the church. Day sketched a map out to show the nearest house to the restaurant (Exhibit 1).

Board Action:

Day made a motion to recommend approval of Luc's Restaurant/Castle Grille subject to city engineer approval. Merrill seconded the motion. All ayes; motion carried.

4. Thurman Industrial Plaza (Minor Industrial)

Project Summary: Thurman Enterprises LLC proposed the development of Thurman Industrial Plaza; to consist of 18,975 sf of commercial units on 1.5 acres. This project is located on the east side of Commerce Lane, north of Bulldog Road, east of US 331 North. Parcel Number: 35-1N-19-17010-000-0040/0050/0060. Future Land Use category: Industrial. Zoning category: I-1 (Light Industrial)

Staff recommendation: Approval subject to city engineer approval.

Correspondence Received: none

Comments from the Audience: none

Project Representative: Heather McQuillan of JSA stated that the owner intends to construct the buildings for sale or lease.



Board Discussion:

Griffith questioned the effect divisions would have on the required parking. The Board agreed that the developer need to meet with Latilda to see if the parking requirement would change with divisions of the building.

Board Action:

Merrill made the motion to recommend approval subject to the developer having a meeting with Latilda to resolve the parking question, and city engineer approval. Day seconded the motion. All ayes; motion carried.

V. Adjournment

Day made the motion to adjourn. Merrill seconded the motion. All ayes; meeting adjourned.

Planning Board Chairman