



## **FREEPORT PLANNING BOARD**

November 1, 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. Members absent: Ronnie Brannon and Brian Brown (ex-officio representing Eglin AFB). Staff present: Clay Adkinson (Board Attorney), Latilda Henninger (City Planner).

### **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 October 4, 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.

*Merrill made the motion to accept the minutes with the correction of the motion regarding Lagrange Landing. Day seconded the motion. All ayes; motion carried.*

### **IV. Swearing-In of New Member Dwayne Davis**

Dwayne Davis was sworn in by Attorney Adkinson. Davis was appointed by Councilman Mike Helton at the October 26, 2006 Regular City Council Meeting.

### **V. Items before the Board**

#### **A. Legislative: None**

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



## **B. Quasi-Judicial**

### **1. Okaloosa Gas Operations Center (minor industrial)**

Project Summary: Okaloosa gas District. proposed the development of Okaloosa gas District Freeport operations Center. This project is located east and adjacent to bachelor Mechanical on the north side of Bulldog Road, West of Nick Wilson Way, in the EDC Industrial Park.. Parcel Number: 35-1N-19-17000-001-0026. The proposal is for a 4,800 sf office/warehouse on 2 acres. Future Land Use category: Industrial. Zoning category: Industrial.

Staff Recommendation: approval subject to county approval of road names and engineering approval (engineering approval issued 9/25/06).

Project representative: Amy LeMay of Choctaw Engineering.

Correspondence Received: none

Comments from Audience: none

Board Discussion: Day stated that Dayco had approved the dumpster location based on a drawing submitted by LeMay. Henninger asked how many employees the operations center would have. LeMay agrees to provide that information prior to the FCC meeting. Davis asked if the office was intended to be a bill-paying facility.

Board Action: Motion by Day to recommend approval of the Okaloosa Gas District Freeport Operations Center. Davis seconded the motion. All ayes; motion carried.

### **2. The Enclave (minor residential)**

Project Summary: Coastal Destiny LLC proposed the development of The Enclave Subdivision. Parcel Number: 16-1S-19-23000-013-0000. This project is located south of Caswell Branch Road at the right angle bend to the north. The proposal is for 31 subdivision lots on 5.7 acres with neighborhood recreation facilities. Future Land Use category: ER (Established Residential). Zoning category: R2 (Medium Density Residential)

Staff Recommendation: Approval subject to county road name approval and city engineer approval (eng. approval issued 10/16/06).

Project Representative: Dean Burgess of Emerald Coast Associates.

Correspondence Received: none



Board /Audience Discussion:

Burgess advised the board that he was in the process of providing more mitigation on landscaping to Henninger prior to the FCC meeting. The Planning Board requested appropriate street lighting be added to the plans.

Board Action: Day made the motion to recommend approval subject to the developer providing a street lighting plan. Merrill seconded the motion. All ayes; motion carried.

**3. The Crossings at Freeport (major residential)**

Project Summary: CHS Investments LLC proposed the development of The Crossings Subdivision. Parcel Number: 19-1S-19-23000-007-0000. This project is located on the exterior side of West bay Loop, south of Panda Drive and north of Piney Pointe Road. The proposed development is 52 single-family lots on 35 acres. Future Land Use category: RV (Rural Village). Zoning category: RV (Rural Village)

Staff Recommendation: Approval subject to city engineer approval (eng. approval issued 10/18/06).

Project Representative: Scott Jenkins of Jenkins Stanford & Associates.

Correspondence Received: none

Comments from Audience:

Jim Brown, adjacent property owner to the south, expressed concern regarding boundary problems he had with the County regarding the correct location of Piney Pointe Road

Board Discussion:

The Planning Board asked Jenkins if the developer was putting in street lighting. Jenkins stated that street lights were planned for this project.

Board Action:

Day motioned to recommend approval of The Crossings Subdivision. Davis seconded the motion. All ayes; motion carried.



Day made a motion to reopen the LaGrange Landing Phase II project discussion. Merrill seconded the motion. The Board clarified for Henninger that Brett Smith requested that the project be pulled from the October agenda; subject to be readdressed by the Planning Board at a later date, as yet undetermined.

## **VI. Other Matters**

### **4. Notice of FCC Final Hearing – Proportionate Fair Share Ordinance**

Henninger announced that the final hearing for the Proportionate Fair Share Ordinance would be held on November 14, 2006 during the Regular City Council Meeting.

### **5. Notice of Joint City Council/Planning Board Workshop: Comp-Plan/LDC Revisions**

Henninger announced that the Joint Workshop on Comp Plan/LDC Revisions would be Wednesday, November 15, 2006 at the Freeport City Hall.

### **6. Notice of 331 Summit**

Henninger reminded the Planning Board that the 331 Summit would take place Thursday November 16, 2006 from 10:00 – 12:00 Noon at the Sandestin Hilton.

### **7. EAR Update – ISP (Institute of Senior Professionals)**

Henninger informed the Planning Board that the ISP would be giving an update on their progress with the City's Evaluation & Appraisal Report at the December 6, 2006 meeting.

After the announcements were made, Buell Cobb addressed the Board and updated them on the tree location progress being made at Owl's Head and invited the board members to drop by and see the tree-moving machines in action.

## **VII. Adjournment**

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

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Planning Board Chairman