



FREEPORT PLANNING BOARD

April 4, 2007 Regular Meeting Minutes

The meeting convened at 7:00 p.m. in the City Council meeting Room of the Freeport City Hall. Members present: Earnest Nettles (Chairman), Ronnie Brannon (arrived late). Members Elect present: Jan Hooks, Elizabeth Brannon. Ex-Officio members present: Tom Blackshear. 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 Henninger, followed by the Pledge of Allegiance.

III. Swearing –In of New Planning Board Members

The Members-Elect, Jan Hooks (representing Jean Arrant) and Elizabeth Brannon (representing Earl King) were sworn in by Adkinson.

IV. Minutes of March 7, 2007 Regular Meeting Read/Approved

The minutes of the March 7, 2007 Planning Board Meeting were read.

Board Action: *Hooks motioned that the Minutes be accepted as read. E. Brannon seconded the motion. All ayes; motion carried.*

V. Items before the Board

A. Legislative

1. 2007 LSA-01-02 Parcel 19-1S-19-23000-007-0000 (Huff)

Amendment Summary: 30 acres within Section 19 Township 1 South Range 19 West., located on either side of West Bay Loop, south and adjacent to Panda Drive and north adjacent to Piney Pointe Road. Current Future Land Use designations: Rural Village. Proposed Future Land Use designations: Low Density Residential.

Staff Recommendation: Approval based on information provided.



Project Representative(s): Heather McQuillen of Jenkins Stanford Associates.

Board Discussion: This is a revised request. The developer abandoned a previous request to re-designate a portion of the property. The City Council was not inclined to support a partial re-designation, so the developer withdrew the original request and resubmitted a request to re-designate the entire property.

Correspondence received: none.

Board Action: *E. Brannon motioned to recommend approval as submitted. Hooks seconded the motion. All ayes, motion carried.*

2. Z-07-05 Parcel 19-1S-19-23000-007-0000 (Huff)

Amendment Summary: 30 acres within Section 19 Township 1 South Range 19 West., located on either side of West Bay Loop, south and adjacent to Panda Drive and north adjacent to Piney Pointe Road. Current Zoning Designations: Rural Village. Proposed Zoning Designations: R1 (Low Density Residential).

Staff Recommendation: Approval based on information provided.

Project Representative(s): Heather McQuillen of Jenkins Stanford Associates

Board Discussion: This is a revised request. The developer abandoned a previous request to re-designate a portion of the property. The City Council was not inclined to support a partial re-designation, so the developer withdrew the original request and resubmitted a request to re-designate the entire property.

Board Action: *Hooks motioned to recommend approval as submitted. E. Brannon seconded the motion. All ayes, motion carried.*

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

B. Quasi-Judicial

3. Robins/Bottems Lot Split Application Lot 1 Block 23 Town of Freeport

Amendment Summary: A proposed Lot split of Lot 1 Block 23 Town of Freeport. The property is .44 acres. Current Future Land Use designation: Established Residential. Current Zoning Designations: R3 (High Density Residential).

Staff Recommendation: The proposal as submitted substantially meets the technical requirements of the Land Development Code.



Project Representatives: None present.

Board Discussion: concerns of possible deed covenants or restrictions.

Board Action: *Hooks motioned to continue this item to the May 2007 Planning Board Meeting and require title search and all application covenants and restrictions. E. Brannon seconded the motion. All ayes; motion carried.*

4. Robins/Bottems Lot Split Application Lot 2 Block 23 Town of Freeport

Amendment Summary: A proposed Lot split of Lot 2 Block 23 Town of Freeport. The property is .44 acres. Current Future Land Use designation: Established Residential. Current Zoning Designations: R3 (High Density Residential).

Staff Recommendation: The proposal as submitted substantially meets the technical requirements of the Land Development Code.

Project Representative(s): None present.

Board Discussion: concerns of possible deed covenants or restrictions.

Board Action: *Hooks motioned to continue this item to the May 2007 Planning Board Meeting and require title search and all application covenants and restrictions. E. Brannon seconded the motion. All ayes; motion carried.*

5. Robins/Bottems Lot Split Application Lot 3 Block 23 Town of Freeport

Amendment Summary: A proposed Lot split of Lot 3 Block 23 Town of Freeport. The property is .44 acres. Current Future Land Use designation: Established Residential. Current Zoning Designations: R3 (High Density Residential).

Staff Recommendation: The proposal as submitted substantially meets the technical requirements of the Land Development Code.

Project Representative(s): None present.

Board Discussion: concerns of possible deed covenants or restrictions.

Board Action: *Hooks motioned to continue this item to the May 2007 Planning Board Meeting and require title search and all application covenants and restrictions. E. Brannon seconded the motion. All ayes; motion carried.*



6. Robins/Bottems Lot Split Application Lot 4 Block 23 Town of Freeport

Amendment Summary: A proposed Lot split of Lot 4 Block 23 Town of Freeport. The property is .44 acres. Current Future Land Use designation: Established Residential. Current Zoning Designations: R3 (High Density Residential).

Staff Recommendation: The proposal as submitted substantially meets the technical requirements of the Land Development Code.

Project Representative(s): None present.

Board Discussion: concerns of possible deed covenants or restrictions.

Board Action: *Hooks motioned to continue this item to the May 2007 Planning Board Meeting and require title search and all application covenants and restrictions. E. Brannon seconded the motion. All ayes; motion carried.*

7. Hidden Pines Townhomes

Project Summary: Freeport Development LLC & AC/DC Development, Inc. proposed the development of 68 townhome units on Parcel 13-1S-19-23000-002-0000, an 8.83 acre parcel located on the west side of US 331 North, north of Pine Street and immediately adjacent to Eglin Air Force Base. Future Land Use designation: Established Residential. Zoning designation: R3 (High Density Residential).

Staff Recommendation: The proposal as submitted substantially meets the technical requirements of the Land Development Code. Engineering approval was issued 3/2/07.

Project Representative(s): Jamie Eubanks of Jenkins Stanford Associates.

(R. Brannon came into the meeting at approximately 7:55 p.m.)

Correspondence received: none

Comments from the audience:

Janice Ballentine, resident living on the south side of Pine Street, is apposed to townhomes being placed on the property; doesn't want 2-story structures...is concerned about privacy. Henninger asked Ballentine if a privacy fence along the south boundary of the project would help her concerns. Ballentine stated no; she didn't want the project to be built at all.



Board Discussion: school pick-ups, fenced-in playground area. Henninger informed the Board that Brian Brown had e-mailed her and stated he had no issues with any of the projects scheduled for the agenda. The Board discussed the need to require a privacy fence on the south property line except within the wetland areas.

Board Action: *R. Brannon recused himself from the discussion as he arrived late toward the end of the discussion. E. Brannon motioned to recommend approval of the project subject to installation of a 6-foot privacy fence along the south property line except within the wetland areas. Hooks seconded the motion. 3 ayes, no nays, R. Brannon recused; motion carried.*

8. Freeport Retail

Project Summary: Todd Schweitzer proposed the development of 68,998 sf retail and fast food restaurant on Parcel 14-1S-19-23000-012-0022, an 8.54 acre parcel located south of Highway 20, west of US 331 S, north of the Blue Ridge Commerce Park and east of Blue Ridge Parkway.

Staff Recommendation: The proposal as submitted substantially meets the technical requirements of the Land Development Code. Engineering approval was issued 3/5/07.

Project Representative(s): Robyn Peterson of Moore Bass Consulting. Peterson discussed at length the mitigation measures the developer was taking to meet FDEP and ACOE requirements.

Board Discussion: the Board discussed the type of restaurants/businesses Mr. Schweitzer would bring to the area.

Board Action: *Brannon motioned to recommend approval as presented. Hooks seconded the motion. All ayes; motion carried.*

9. Hammock Bay Pod 23

Nettles recused himself as an employee of Hammock Bay. He turned the gavel over to R. Brannon.

Project Summary: Freeport 860 proposed the development of 44 residential lots on Parcel 18-1S-19-23000-003-0000, a 9.36-acre parcel located on the north side of Hammock Trail, west of Great Hammock Bend. This project is a phase of the Hammock Bay Planned Development Project.



Staff Recommendation: The proposal as submitted substantially meets the technical requirements of the Land Development Code. Engineering approval was issued 2/26/07.

Project Representative(s): Jack Rhodes Consultant

Board Discussion:

Board Action: *Hooks motioned to recommend approval as presented. E. Brannon seconded the motion. 3 ayes, no nays, with Nettles recused; motion carried.*

Brannon turned the gavel back over to Nettles.

VI. Other Matters

Henninger reminded the Planning Board that the City was scheduled to hold its EAR Scoping Meeting on April 17, 2007 1-3 p.m. in the Freeport Community Center.

Henninger requested that the May Planning Board Meeting be moved forward from May 2, 2007 to May 9, 2007.

R. Brannon motioned to move the May meeting from the 2nd to the 9th. E. Brannon seconded the motion. All yes; motion carried.

VII. Adjournment

R. Brannon motioned to adjourn. E. Brannon seconded the motion. Meeting adjourned.

Earnest Nettles, Chairman