



FREEPORT PLANNING BOARD

June 1, 2005 Meeting Minutes

Members present: Mitch Block, Ernest Nettles, and Wm. "Boots" McCormick. Absent: Kim Yerby (due to illness), Brian Brown, and Jerry Griffith. Vice-Chairman Nettles chaired the meeting due to Chairwoman Yerby's absence.

Staff present: J.M. Clayton Atkinson/City Attorney, Latilda Henninger AICP/City Planner, Brooke Jackson/City Utility Clerk/acting secretary to the Planning Board.

Nettles opened the meeting with the Invocation by Block and Pledge of Allegiance.

A. MINUTES READ/APPROVED

May 4, 2005 Minutes

Motion by Block to approve the March 2, 2005 Planning Board Minutes as read. Second to motion by McCormick. All ayes; motion carried.

B. LEGISLATIVE ITEMS

Henninger advised the Planning Board that the consultant for the Huff Large Scale Amendment had requested that the Huff application be continued to the July meeting, and that the Walbow Large Scale Amendment had to be continued to the July meeting due to insufficient notification issues.

Motion by Block to continue the Huff Larger Scale Amendment application and the Walbow Large Scale Amendment application to the July Planning Board meeting. Second to motion by McCormick. All ayes; motion carried.

1. HAMMOCK BAY SMALL SCALE AMENDMENT SSA-05-07

Parcel Number(s) 21-1S-19-23000-001-0000

Freeport 860 is proposing an amendment to the future land use category on 9.86 acres located west and adjacent to the proposed Freeport City Park within the Hammock Bay Planned Development Project.

Request: from General Agriculture (GA) to Mixed Use (MU).

Staff Recommendation: Approval

Motion by Block to recommend approval as presented. Second to motion by McCormick. All ayes; motion carried.

HAMMOCK BAY RE- ZONING REQUEST Z-05-09

Parcel(s) 21-1S-19-23000-001-0000

Freeport 860 is proposing a corresponding re-zoning from Rural Agriculture (RA) to High Density Residential (R-3)

Staff Recommendation: Approval

Motion by McCormick to recommend approval as presented. Second to motion by Block. All ayes; motion carried.

2. HAMMOCK BAY SMALL SCALE AMENDMENT SSA-05-08

Parcel Number(s) 21-1S-19-23000-001-0000

Freeport 860 is proposing an amendment to the future land use category on 9.79 acres located west and adjacent to the proposed Freeport City Park within the Hammock Bay Planned Development Project.

Request: from General Agriculture (GA) to Mixed Use (MU).

Staff Recommendation: Approval

Motion by McCormick to recommend approval as presented. Second to motion by Block. All ayes; motion carried.

HAMMOCK BAY RE- ZONING REQUEST Z-05-10

Parcel(s) 21-1S-19-23000-001-0000

Freeport 860 is proposing a corresponding re-zoning from Rural Agriculture (RA) to High Density Residential (R-3)

Staff Recommendation: Approval

Motion by McCormick to recommend approval as presented. Second to motion by Block. All ayes; motion carried.

3. HAMMOCK BAY SMALL SCALE AMENDMENT SSA-05-09

Parcel Number(s) 21-1S-19-23000-001-0000

Freeport 860 is proposing an amendment to the future land use category on 9.68 acres located west and adjacent to the proposed Freeport City Park within the Hammock Bay Planned Development Project.

Request: from General Agriculture (GA) to Mixed Use (MU).

Staff Recommendation: Approval

Motion by Block to recommend approval as presented. Second to motion by McCormick. All ayes; motion carried.

HAMMOCK BAY RE- ZONING REQUEST Z-05-11

Parcel(s) 21-1S-19-23000-001-0000

Freeport 860 is proposing a corresponding re-zoning from Rural Agriculture (RA) to High Density Residential (R-3)

Staff Recommendation: Approval

Motion by McCormick to recommend approval as presented. Second to motion by Block. All ayes; motion carried.

All persons who intended to address the Board regarding the quasi-judicial matters were sworn by Attorney Atkinson

B. QUASI-JUDICIAL ITEMS

4. Hammock Oaks Estates 18-1S-19-23000-003-0001/0050

Hammock Oaks Estates is a proposed 158-lot subdivision on a 112-acre parcel located on the NW side of West Bay Loop, approximately 1.5 miles S of Hwy 20. The property has a future land use designation of RV (Rural Village) and is zoned RV (Rural Village).

The owner/developer of the property is Enrique Devarona /Hammock Oaks, LLC. The agent/engineer for this proposed development is Emerald Coast Associates.

Staff recommendation: Approval.

Motion by Block to recommend approval as presented by staff. Second to motion by McCormick. All ayes; motion carried.

5. Hencinski Dental Office 10-1S-19-23000-015-0011

The Hencinski Dental Office is a proposed 2,626 square foot single-story medical office on .89 acres of a 1.99 acre parcel located on the NW corner of US 331 and Blueberry Road. The property has a future land use designation of MU (Mixed Use) and is zoned for C-1 (Commercial).

The property owner/developer is Dr. Mary Hencinski DMD. The agent/engineer for this proposed development is Matt Parker PE of Gustin Cothorn & Tucker.

Staff recommendation: approval subject to submission of requested technical information, and very minor technical corrections.

Motion by McCormick to recommend approval as presented by staff. Second to motion by Block. All ayes; motion carried.

Meeting Adjourned.

Chairperson