



## **FREEPORT PLANNING BOARD**

**August 3, 2005 Meeting Minutes**

**7:00 p.m. / Freeport City Hall Council Room**

Members present: Earnest Nettles (Chairman), Boots McCormick (Vice-Chairman), Bud Day, Jerry Griffith, Mitch Block, and Tim Stone (Ex Officio/Eglin AFB Encroachment Office)

Staff Present: J. Clayton Adkinson (City Attorney), Latilda Henninger (City Planner), and Brook Jackson (Utility Clerk)

### **I. Meeting Called to Order/ Invocation and Pledge of Allegiance**

The meeting was called to order by Chairman Nettles with invocation by Block, and the Pledge of Allegiance.

Attorney Adkinson swore in newly appointed member Leroy "Bud" Day (appointed by Councilman Earl King 7/28/05).

### **II. Minutes of July 6, 2005 Read/Approved**

*Motion by Block to approve the July 6, 2005 Planning Board Meeting Minutes as read. Second to motion by McCormick. All ayes; motion carried.*

### **III. Minutes of July 13, 2005 Read/Approved**

*Motion by McCormick to approve the July 13, 2005 Planning Board Meeting Minutes as read. Second to motion by Block. All ayes' motion carried.*

### **IV. Items before the Board**

Henninger informed the Board that she would be out of town at a planning conference the week of September 7. She requested that the September meeting to be moved from September 7 to September 14, 2005.

*Motion by Block to move the September 7 meeting to September 14. Second to motion by Griffith. All ayes; motion carried.*

Henninger thanked the Board for their considerate accommodation of her request.

## A. Legislative Items

### 1. Owl's Head Residential PDP Master Plan

Owl's Head LLC is proposing a Residential PDP on approximately 205.7 acres located at the northern boundary of the city of Freeport on the east side of US 331. The current Future Land Use designation is "Special Development District (SDD). The current Zoning designation is Low Density Residential (LDR). The proposed units are 376 single family lots and 144 multi-family units, for a total of 520 residential units.

Staff Recommendation: Approval.

Project presented by: Brett Smith (Ragan-Smith), Sue Murphy (Ruden McClowsky)

Comment from Audience: None

Correspondence received: None.

*Motion by Griffith to recommend approval subject to no PDP variations. Motion died for lack of a second.*

*Motion by Block to recommend approval conditioned on maintaining road/parking widths specified in the Land Development Code. Second to motion by Day. Vote: 3 (Block, Day, Nettles): 2 (Griffith, McCormick). Motion carried.*

### 2. Hammock Bay Phase II PDP Master Plan

Freeport 860 LLC is proposing a second PDP Phase within the Hammock Bay Community Development District, located within the interior of Bay Loop, south of Hwy 20, west and adjacent to Phase 1. The current Future land Use designation is "Rural Village/Mixed Use (RV/MU). The current Zoning designation is "Rural Village (RV)/ High Density residential (R3). The proposed PDP consists of approximately 962 single-family residential units, a town center, and neighborhood-serving commercial uses on approximately 750 acres.

Staff recommendation: Approval

Project presented by: Jack Rhodes, Consultant

Comments from Audience: None

Correspondence Received: None

*Motion by Griffith to recommend approval. Second to motion by Block. All ayes; motion carried.*

### 3. LaGrange Landing Amended PDP Master Plan

Freeport Venture Partners is proposing an amendment to the previously approved LaGrange Landing PDP; to revise the original 494 units of multi-family, townhomes,

and single family to 275 single-family lots (+ 15%); to request administrative approval of amenity location as state permitting is accomplished; and flexible setback standards for houses and accessory structures. This project is located south of SR 20, on the west side of Blue Ridge Parkway and encompasses 111.54 acres. The Future Land Use designation of this property is Urban Development (UD). The Zoning designation of this property is Commercial (C-1)

Staff recommendation: Approval

Project presented by: Brett Smith (Ragan-Smith)

Comments from Audience: None

Correspondence Received: None

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

***All participants giving testimony on quasi-judicial items sworn by Attorney Adkinson.***

## **B. Quasi-Judicial Items**

### **4. Hammock Bay Pod 6 Subdivision**

Freeport 860 LLC is proposing a phase of the previously approved Hammock Bay PDP: Pod 6 has 222 lots on 88.04 acres. The project is located on the east side of the Hammock Bay spine road. The Future Land Use designation for this project is RV/RD. The Zoning for this project is RV/RD. PDP deviations: The setbacks shown for the lots are consistent with Walton County requirements but are less stringent than City of Freeport requirements. Per the LDC, setbacks may be varied as a design element of the PDP.

Staff Recommendation: Approval

Project presented by: Jack Rhodes, Consultant

Comments from Audience: None

Correspondence Received: None

*Motion by McCormick to approve as presented by staff. Second to motion by Block. All ayes; motion carried.*

### **5. Hammock Bay Pod 7 Subdivision**

Freeport 860 LLC is proposing a phase of the previously approved Hammock Bay PDP: Pod 7 has 9 lots on 3.95 acres. The project is located on the east side of the Hammock Bay spine road. The Future Land Use designation for this project is RV/RD. The Zoning for this project is RV/RD. PDP deviations: The setbacks shown for the lots are consistent with Walton County requirements but are less

stringent than City of Freeport requirements. Per the LDC, setbacks may be varied as a design element of the PDP.

Staff Recommendation: Approval

Project presented by: Jack Rhodes, Consultant

Comments from Audience: None

Correspondence Received: None

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

## **6. 331 Commercial Park**

Y, C & T, LLC is proposing the development of a professional office park on 3.83 acres. Building #1: 6,000sf office. Building #2: 6,000sf medical office. Building #3: 6,650sf office with 6,650sf warehouse. The Future Land Use designation is Urban Development (UD). The Zoning designation is General Commercial (C-1). The project is located 1 mile north of SR 20, at the NE corner of US 331 and Water Tower Road.

Staff Recommendation: Approval

Project presented by: Ryan Christensen (Connelly & Wicker)

Comments from Audience: Pastor Roesch /drainage, litter/separation from the church

Correspondence Received: None

*Motion by Day to recommend approval. Second to motion by Griffith. All ayes; motion carried.*

## **7. LaGrange Landing Phase I**

Freeport Venture Partners is proposing Phase 1 of a previously approved PDP. Phase I consists of 97 residential lots on 36 acres. This project is located south of SR 20, on the west side of Blue Ridge Parkway. The Future Land Use designation of this property is Urban Development (UD). The Zoning designation of this property is Commercial (C-1)

Staff Recommendation: Approval

Project presented by: Brett Smith (Ragan-Smith), Tim Bowden (Seaside Eng.), Zac Schaumberg

Comments from Audience: None

Correspondence Received: None

*Motion by Griffith to recommend approval. Second to motion by McCormick. All ayes; motion carried.*

## **8. Cypress Creek Townhomes**

Jerry Griffith recused himself due to his proximity to the project (family owns adjacent land)

SVM Development LLC is proposing the development of 85 townhome units on 11.4 acres. This project is located on the west side of US 331, north and adjacent to Sunflower Lane. The Future Land Use designation of this property is Mixed Use (MU). The Zoning of this property is Residential Commercial (RC).

Staff Recommendation: Approval

Project presented by: Ed Stanford (JSA)

Comments from Audience: Jerry Griffith/Sunflower Lane, stormwater, buffers

Correspondence Received: None

*Motion by Block to recommend approval. Second to motion by Day. All ayes; motion carried 4:0 with Griffith recused.*

## **9. Palmetto Place Subdivision**

Backwater Partners II, LLC is proposing the development of a phased 23-lot subdivision on 4.4 acres. Phase 1 is 18 lots. Phase 2 is 5 lots. This project is located on the west side of US 331N, south and adjacent to Sweetwater Village Subdivision. The Future Land Use designation is Low Density Residential (LDR). The associated Zoning category is Low Density Residential (R-1). Phase 1 will not be developed until the City's current LSA is complete and adopted.

Staff Recommendation: Approval

Project presented by: Scott Jenkins (JSA)

Comments from Audience: None

Correspondence received: None

*Motion by Griffith to recommend approval. Second to motion by Day. All ayes; motion carried.*

## **10. Palmetto Village Subdivision**

Backwater Partners II, LLC is proposing the development of a 7-lot subdivision on 2.38 acres. This project is located on the west side of US 331N, south and adjacent

to the end of Bourbon Street. The Future Land Use designation is Low Density Residential (LDR). The associated Zoning category is Low Density Residential (R-1)

Staff Recommendation: Approval

Project presented by: Scott Jenkins (JSA)

Comments from Audience: None

Correspondence Received: None

*Motion by Day to recommend approval. Second to motion by Block. All ayes; motion carried.*

## **V. Adjournment**

*Motion by McCormick to adjourn. Second to motion by Day. All ayes; motion carried.*

*Meeting Adjourned.*

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*Planning Board Chairman*