



FREEPORT PLANNING BOARD

September 1, 2009 Meeting Agenda

7:00 p.m. City Hall Council Room

Board Members present: Jan Hooks (Chair), Greg Free, Chris Weeks, Ronnie Brannon. Marion Cook/Eglin AFB – Ex-Officio Member.

Staff present: Latilda Henninger/City Planner-Grants Coordinator, Clay Adkinson/Board Attorney

Visitors present: Ben Greenslait/Freeport Fire Chief, Ben Grafton/DeFuniak Herald-Beach Breeze, Frank Wolfe/Emerald Star, Matt Parker, Pecan Grove Representative.

- I. Meeting Called to Order by Chairwoman Hooks.
- II. The Invocation was given by Ronnie Brannon, followed by the Pledge of Allegiance.
- III. April 21, 2010 Meeting Minutes Read/Approved

Motion by Brannon, seconded by Weeks, to approve the April 21, 2010 Minutes as presented. All ayes; motion carried.

- IV. Items before the Board
 - A. Workshop Item: Potential FRDAP Grant to add recreational facilities at Freeport Regional Sports Complex/no action by Board.

Henninger presented this item before the Board. The City of Freeport is making application to FDEP utilizing the FRDAP Program (Florida Recreation Development Assistance Program) to make additions to the Freeport Regional Sports Complex. The proposal has been divided into two applications: Phases III & IV. Each application is seeking \$200,000 in grant funds. Phase III is within a 3-acre vacant parcel to the west of the soccer fields. The monies requested are to develop one (1) softball field, one (1) restroom/concession stand facility, and one (1) picnic pavilion. Phase IV is for one (1) softball field and one picnic pavilion adjacent and south of the Phase III softball field, and a shade shelter for baseball/softball equipment on a .67 acre area adjacent and south of Field 5, and north of the park shuffleboards. Henninger explained the point system and the timeline for the process.

Chairwoman Hooks called for questions or comments.



Cook suggested directing the stadium lights at the ball-fields rather than upward, so that the new fields would not interfere with the Eglin mission. Henninger asked Cooked to send some examples of stadium lighting which Eglin had found acceptable. Free remarked that the existing stadium lighting at the park was oriented to shine down on the fields.

B. Hearing Item: Pecan Grove Subdivision/development approval recommendation

Attorney Adkinson swore in all those speaking before this hearing item at this time.

Project Name: Pecan Grove Subdivision

Owner: Carrillo O'Leary Elias Contreras

Presenter: Matt Parker PE /JP Engineering, project engineer

Parcel Number: 15-1S-19-23040-007-0050

Parcel Location: NE corner of Madison Street and South Jackson Street

Development Description: 6 residential lots with 7 total homes, on 1.66 acres

Future Land Use Designation: ER (Established Residential)

Zoning Designation: R-3 (High Density Residential)

Other considerations: For Lot 5, requested variance from the minimum lot width requirements for the front property line due to the non-symmetrical property dimensions and the desire to retain the existing livable structures onsite. Lot 5 is more than double the required minimum lot size and based on the overall layout of the proposed subdivision, meets the intent of the Code in giving a presentable and aesthetically pleasing roadway frontage view.

The developer has worked with the County Public Works Dept. to align the proposed sidewalk and crosswalk on Madison Street with the current city sidewalk project on Madison Street. And easement will be granted for public use of the sidewalk and easements will be granted for utility lines on the final record plat.

Planning Approval: 8/23/10

Engineering Approval: 6/15/10

Fire Dept. Approval: 4/15/10



Motion by Brannon to recommend approval of the Pecan Grove Subdivision as presented. The motion was seconded by Weeks. All ayes; motioned carried.

V. Adjournment

Motion by Brannon, seconded by Free to adjourn. All ayes; meeting adjourned.