

# **FREEPORT PLANNING & DEVELOPMENT REVIEW BOARD**

April 5, 2017 Meeting Minutes

## **I. Meeting Called to Order**

The meeting of the Freeport Planning & Development Review Board was called to order at 7:00 pm, by Chair Steve Thomas. The meeting was held in Council Chambers of Freeport City Hall.

Board members present: Sue Ann Armstrong-Cagle (Vice-Chair), newly appointed member Gary Adams, Steve Thomas (Chair), Becky Sumner and Shaun Arntz.

Staff present: Clay Adkinson/Board Attorney and Latilda Hughes-Neel/Planning Director/Board Liaison.

## **II. Invocation / Pledge of Allegiance**

The invocation was given by Hughes-Neel, followed by the Pledge of Allegiance to the American Flag.

## **III. Approval of October 5, 2016 Regular Meeting Minutes**

Armstrong-Cagle motioned to approve the minutes as presented. Sumner seconded the motion. All ayes; motion carried.

*Following the approval of the minutes, Attorney Adkinson swore in new Board Member Gary Adams (oath attached).*

## **IV. Workshop/Medical Cannabis Regulations for Land Development Code**

Hughes Neel presented this item. The following handouts (attached) were presented to the Board and the public:

- City of Freeport Ordinance 2017-03 Moratorium on Medical Cannabis
- Preliminary Worksheet/Medical Cannabis LDC Regulations
- News Press 1/4/17 Article on Florida's new Medical Marijuana Law
- MPG (Marijuana Policy Group) white paper on Municipal Dispensary License Allocation: Florida/Economic and Social Implications
- Florida Department of Health/Office of Compassionate Use Quick Facts re: Low-THC Cannabis and Medical Cannabis

Hughes-Neel also discussed other cities which have drafted and/or adopted regulations pertaining to medical cannabis and summarized some of their regulations:

- Cocoa Beach
  - Ordinance covers medical and recreational marijuana
  - Prohibits dispensaries within 200' of major roads
  - Buffer zones from schools, churches, and residential areas
- Cape Canaveral
  - Dispensaries limited to commercial zones

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- Hours of operation set
- Separation from schools, daycares and churches
- Destin
  - Limited to industrial zone
  - ROW setback of 330'
  - No cultivation/processing
- Ft. Walton Beach
  - Allowed in mixed use zones and general commercial
  - 500' from schools
  - 1000' from other dispensaries
  - Prohibits wholesale storage, distribution, cultivation, processing and on-site consumption

### Board Discussion:

- Heavy Commercial Zoning/development requirements
- Same separation from schools/churches as the City's current Alcohol Ordinance 80-3: 1000 feet from any church or school as defined in Ordinance 80-3.
- Stand-alone dispensaries only. No co-locations or locates within shopping center units.
- Recreational cannabis use regulations should not be addressed until recreational cannabis has been made legal in the State of Florida.

Comments from the Public: none.

Hughes-Neel and Adkinson stressed that this initial workshop regarding medical cannabis required no action by the Planning & Development Review Board and is presented to start the dialogue regarding medical cannabis regulations. Subsequent workshops will be held as new information from the Florida Legislature is obtained regarding the medical cannabis issue.

### **V. Highway 331 Business Multi-Modal Plan**

Hughes-Neel presented a location map (attached) for a proposed 1-mile multimodal path on 331 Business from State Road 20 north to the Freeport Village Apartments and discussed the efforts thus far to work with the County to obtain a Safe Routes to Schools grant through FDOT.

- September 2016: 2016-2017 FCC Budget: \$50,000 placed in Roads/Bridges/Sidewalks Budget for a grant application for 331 Business multi-modal path at Councilman Farris' request.
- October-November 2016: Meetings and discussions with county staff regarding scope of project, procedures to gain county staff assistance on project, the development of the SRTS application and generation of the required public participation documentation. Meetings with Dewberry Preble-Rish to develop construction plans and cost estimates for a SRTS grant proposal.

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- November 2016: SRTS Application required class taken by Councilman Farris and Planning Director Latilda Hughes-Neel. Certifications valid through the 2018-2019 grant cycle.
- January 2017: Dewberry Preble-Rish proposal to develop construction plans from State Road 20 – Freeport High School \$62,000 +/- Farris requests additional funding to cover costs over the \$50,000 budgeted. No Council Action to add funding. A member of the FCC requests that the County and School District be approached to share the cost.
- February 2017: Proposal to share coast presented to county and school district by staff. Later in month, Farris places hold on project and regroups with Dewberry Preble-Rish to bring down costs.
- March 2017: on March 14, 2017, Farris presented a revised scaled-down proposal to the FCC to develop the construction plans and cost estimates for the multi-modal path on 331 Business from State Road 20 to Freeport Village Apartments (approximately 1 mile) and conceptual plan only from Freeport Village Apartments north to Freeport High School (approximately 2 miles). The City Council voted to spend \$42,000 from the Roads/Bridges/Sidewalk budget on the revised plan to be developed by Dewberry Preble-Rish. Staff notifies school district and county that the plan has changed and that the FCC has funded the construction plans for the 1-mile segment of multimodal path.
- April 2017: BCC 4/11/17 Consent Agenda; request for authorization by BCC to allow county grants writer and public works to assist City of Freeport in the development and submittal of the SRTS grant for the 331 Business multimodal path from State Road 20 to Freeport Village Apartments. Additional endorsements/support:
  - FMS Principal Josh Harris
  - FMS PTO
  - FES Principal Kristin Lewis
  - FES PTO
  - Walton County Community Traffic Safety Team/Safe Routes to Schools Committee
  - Walton County School District/Superintendent Russell Hughes

### Board Discussion:

- The multi-modal path is planned for the east side of 331 Business.
- The current grant will be for Phase 1 only.
- 331 Business is a county road; the County will maintain the multi-modal path.

### Comments from the public:

- Needed for the safety of the community

## **VI. Adjournment**

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Chair Thomas called for a motion to adjourn. Armstrong Cagle motioned to adjourn. Adams seconded the motion. The meeting adjourned at 8:19 p.m.

APPROVED