

**FREEPORT PLANNING &
DEVELOPMENT REVIEW BOARD**

August 8, 2018 Meeting Minutes

I. Meeting Called to Order

The August 8th, 2018 Planning & Development Review Board meeting was called to order at 7:00 p.m. in the Council Chambers of Freeport City Hall.

Board members present: Ricky Fannin, Gary Adams, Steve Thomas, John Konopacki and Michael Gilley.

Staff members present: Clay Adkinson/Board Attorney, Latilda Neel/Planning Director, Beth McCombs/Planning Technician and Alex Rouchaleau/City Engineer.

II. Invocation / Pledge of Allegiance

The Invocation was given by Neel, followed by the Pledge of Allegiance to the American Flag.

III. Approval of July 11, 2018 Regular Meeting Minutes

Board Action: Motion by Konopacki to approve the July 121, 2018 Regular Meeting Minutes as presented. The Motion was seconded by Thomas. All ayes; motion carried.

IV. Medical Marijuana Treatment Center Language

Neel discussed the 2017 legislation regarding medical marijuana, the Planning & Development Review Board workshops pertaining to medical marijuana and their December 6, 2017 recommendation to the City Council that regulations pertaining to medical marijuana be adopted.

The Board reviewed the draft language and made the following changes:

- Ordinance Page 1/3: typographical errors corrected
- Ordinance Page 2/3: typographical error corrected
- Draft Language Page 2/4: Monday through Saturday hours changed from 8:00 am to 6:00 p.m. to 8:00 a.m. to 8:00 p.m.

Comments from the public: none.

Board Action: Motion by Konopacki to recommend approval of the Medical Marijuana Treatment Center language with corrections as noted. The motion was seconded by Gilley. All ayes; motion carried.

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V. Large Scale Amendment – Housing Element

Neel reminded the Board that the City Council had recently approved the Workforce Housing Plan developed by the West Florida Regional Planning Council and had directed staff to complete the necessary Comprehensive Plan Amendment and Land Development Code Amendment in order to implement the recommendations of the Workforce Housing Plan.

The board reviewed the draft Comprehensive Plan Amendment of the Housing Element and made the following changes:

- Housing Element Page 3-1, Policy A.2: replace “Town” with “City”
- Housing Element Page 3-2, Policy A.6: add “income housing” to the end of the sentence.
- Housing Element Page 3-2, Policy A.7: insert “if practical” after The City will...
- Housing Element Page 3-3, Objective D: Replace the number “2010” with “2020”.

Public comment: none

VI. LDC Amendment – Mixed Income Planned Development Projects

Neel thanked Teresa Kemp and Jennifer Mims who had met with Neel several times and provided expertise and insight regarding the draft language to incentivize workforce housing.

The Board reviewed the draft Mixed Income PDP language and made the following changes:

- Page 3-101 2.e. replace “housing styles” with “front exterior elevations” and add: “A minimum of 20% difference in the elements of the exterior elevation required.”
- Page 3-102, 7. Fee Waivers: replace the word “may” with “shall”.
- Page 3-102, 7. Fee Waivers: Add “The City Council may consider waivers, deferment or mitigation of a project’s capacity fees on a case by case basis and with a super-majority vote of the Council; such conditions to be placed in the required developer’s agreement.”
- Page 3-102, 9.c.: replace 1st sentence with “Buffer “A” shall be required between adjoining properties; This buffer may be reduced by half with the addition of a 6-foot wood stockade fence.

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- Page 3-103, k.: replace “only – no irrigation” with “is encouraged. Irrigation wells permitted through NFWFMD will be required for all irrigation systems.”

Public comment:

Matt Parker – in favor of proposed language; made suggestions for revisions

David Connart – in favor of the proposed language; offered suggestions

Randy Skalla – in favor of the proposed language

Chase Barfield – asked questions about the process

Teresa Kemp – in favor of the proposed language

Board Action: Thomas motioned to recommend approval of the Comprehensive Plan Amendment and the draft Mixed Income Housing PDP with the noted changes. Gilley seconded the motion. All ayes; motion carried.

VII. Draft North 331 Corridor Language

Neel presented the final draft for review. The Board reviewed the draft and made the following changes:

- Page 4-11 VII.A.: Delete “In order to reduce the need for irrigation”.

Board Action: Fannin motioned to recommend approval of the draft 331 North Corridor Standards with the noted change. Konopacki seconded the motion. All ayes; motion carried.

VIII. Planning Updates

Neel discussed some of the items to be presented at the September 5, 2018 Planning & Development Review Board meeting.

IX. Public Comment: none

X. Adjournment

Motion by Konopacki to adjourn. The motion was seconded by Thomas. The meeting adjourned at 8:55 p.m.