

**FREEPORT PLANNING &
DEVELOPMENT REVIEW BOARD**
April 17, 2019 Special Meeting Agenda

I. Meeting Called to Order

The April 17, 2019 Planning & Development Review Board Special Meeting was called to order at 6:00 pm in the Council Chambers of Freeport City Hall.

Board members present: Ricky Fannin, Kasey Cuchens, John Konopacki (Chair), Steve Thomas (Vice-Chair) and Michael Gilley.

Staff present: City Attorney Clay Adkinson, Planning Director Latilda Neel, Planning Technician Brooke Jackson and City Engineer Elissa Pettis.

II. Invocation / Pledge of Allegiance

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

III. First Steps Learning Academy Expansion

Project Summary: phased development with stormwater, parking and landscaping provided at each phase on 4.5 acres located at 1588 Highway 20 West;

Existing Development: 4500 sf daycare facility with playground

Phase I: 68'x98' Classroom Addition, FDOT driveway connection/access/sidewalk

Phase II: 30'x70' storage facility; demolition of original building, 68'x56' Classroom Addition, additional playground area

Phase III: 68'x70' Classroom Addition, basketball court, playground area

Phase IV: 68'x70' Classroom addition

Phase V: 100'x100' Fitness Center, 1200 sf security apartment/office

Public Comment/Discussion:

Joey Collinworth asked questions about the stormwater. Project Engineer Elissa Pettis provided a description of the stormwater plan for the project.

Randy Morris asked questions regarding traffic and FDOT permitting. Pettis stated that the FDOT warranty study didn't justify a turn lane and that the project already has its Driveway Permit. Morris also asked about the ages of children utilizing the facility. Owner Brittany Hay stated that the enrollment was birth to 13 years; full-day facilities for children under school age and aftercare facilities for school-age children.

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Chair Konopacki suggested that Pettis check with FDOT to see if a school zone flashing light was warranted.

Board Action: Thomas motioned to approve as presented. Cuchens seconded the motion. 5:0/all ayes; motion carried.

IV. Adjournment

Konopacki called for a motion to adjourn. Motion by Cuchens. Meeting adjourned at 6:17 pm.

APPROVED